HUNTERS POINT NORTH

Vision Plan for Resiliency

Resiliency • Equity • Balance • Connections

LIC COALITION

Hunters Point Community Coalition

May 2024

Hunters Point North, Long Island City, New York

Vision Plan for Resiliency

Introduction & Background

Community-Based Planning

Vision Plan for Resiliency

Resiliency • Equity • Balance • Connections

Next Steps

INTRODUCTION & BACKGROUND

INTRODUCTION

Hunters Point North - Vision Plan for Resiliency

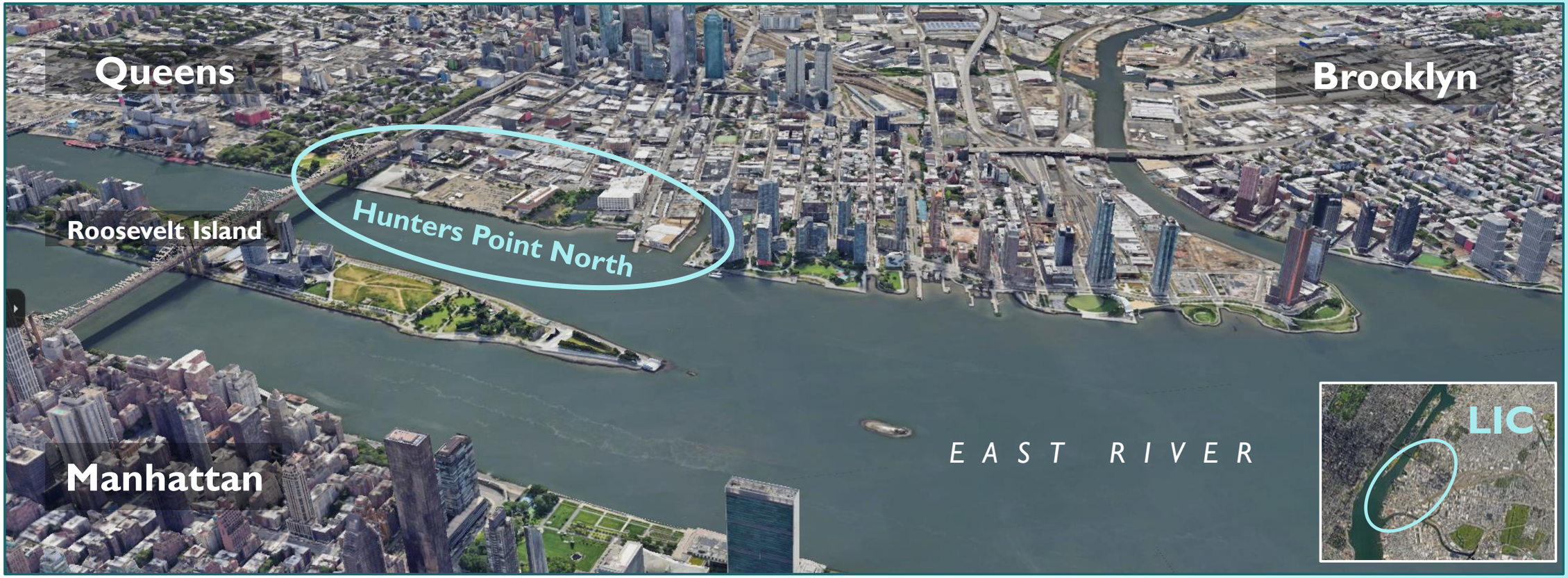
For many years, Long Island City Coalition/Hunters Point Community Coalition (LICC/HPCC) has been working in collaboration with local community groups to support sustainable development and well-planned growth.

In September 2023, LICC/HPCC initiated development of **Hunters Point North - Vision Plan for Resiliency** with the help of a grant from Senator Michael N. Gianaris (New York State Senate Deputy Leader) and a pledge of support from NY Senator Kristen Gonzalez. A series of events bringing people together were instrumental to this community-based planning process.

Hunters Point North - Vision Plan for Resiliency includes far-sighted, proactive strategies to transform this community's vision into a viable plan for a more resilient waterfront for many decades into the future.

Where is Hunters Point North?

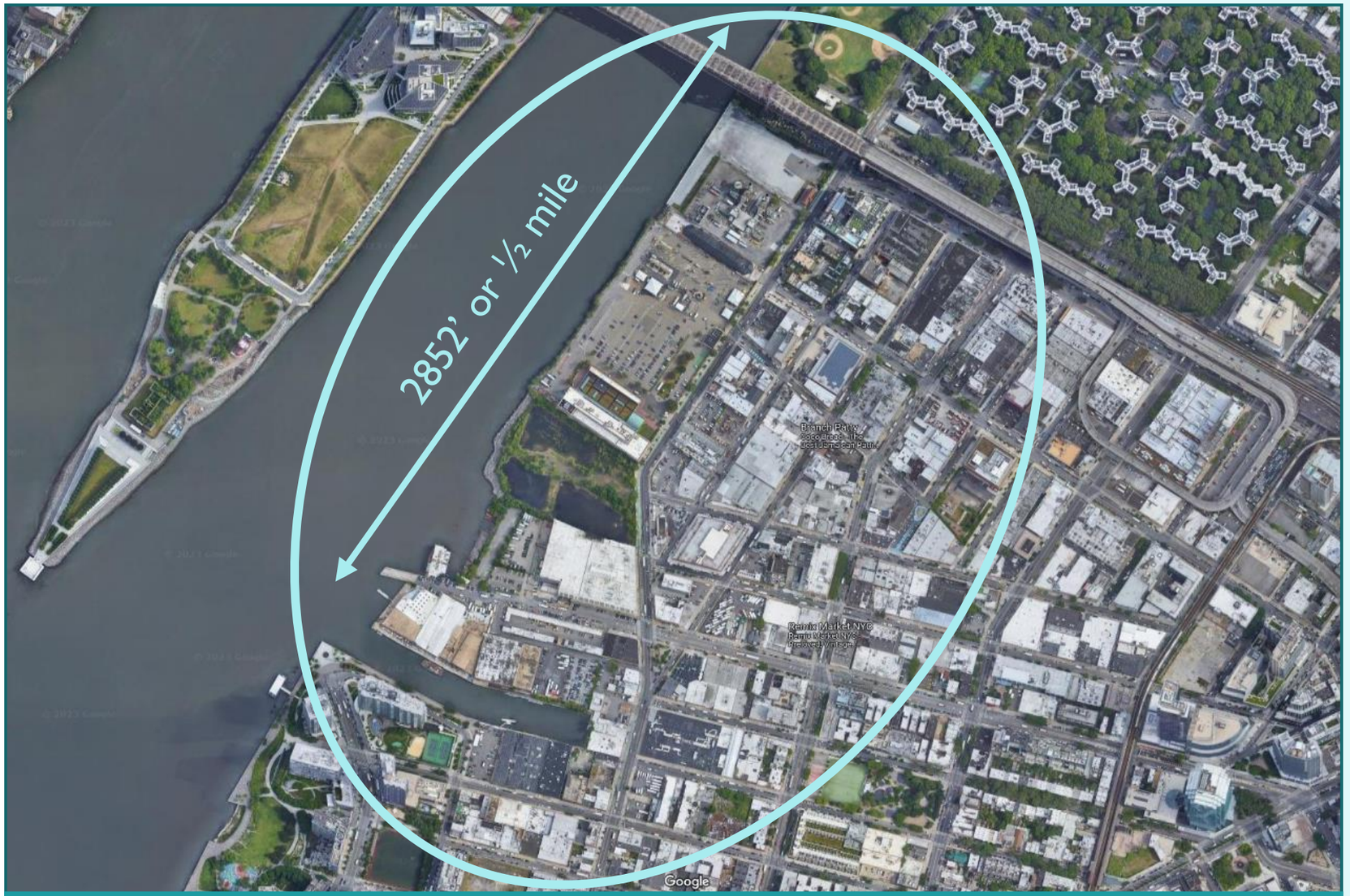
Hunters Point North is located on the East River across from Midtown Manhattan and Roosevelt Island. It extends over half a mile along the waterfront from just south of Queensboro Bridge to the Queens West development in Long Island City (LIC).



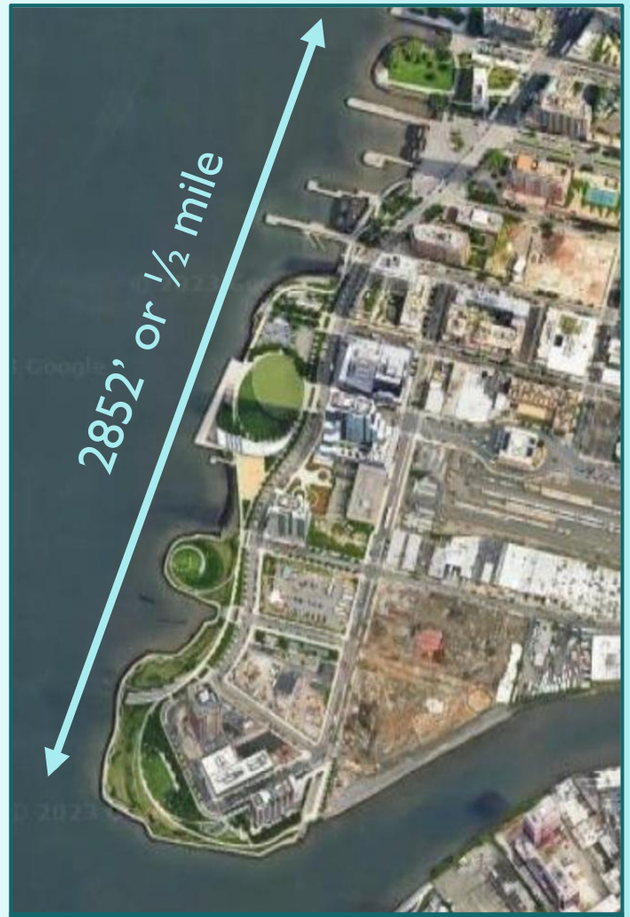
(Aerial Photos: Google Maps, 2024)

BACKGROUND

Study Area:
Scale Comparison



HUNTERS POINT NORTH STUDY AREA



HUNTERS POINT SOUTH & QUEENS WEST

(Aerial Photos: Google Maps, 2023)

Why is Hunters Point North important?

Large, formerly industrial properties along ½ mile of shoreline offer an unparalleled opportunity for far-sighted and inclusive planning.

Sustainable, well-planned growth in Hunters Point North could:

- help the City be proactive about climate change,
- restore environmental resources,
- increase social equity,
- return to a more productive economy,
- and distribute economic development and infrastructure investments broadly and more fairly.

Why is resiliency the top priority?

Storm Surge caused extensive flooding in Hunters Point during Superstorm Sandy in 2013

Photo: LICC/HPCC, 2013

Superstorm Sandy severely disrupted and damaged Hunters Point over ten years ago.

In response, New York City documented the wide range of risks from climate change that the area along the Brooklyn-Queens waterfronts face in **A Stronger, More Resilient New York.**

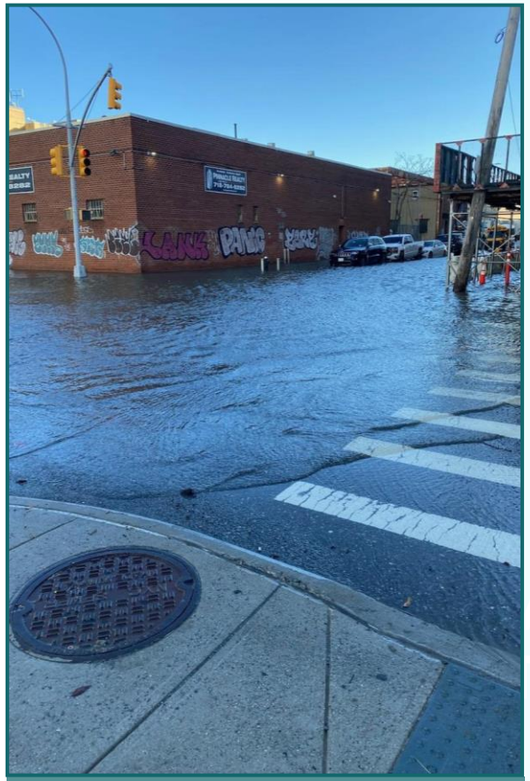
BACKGROUND

Why is resiliency the top priority?

SEA LEVEL RISE

East River flooding in Gantry State Park, November 26, 2017

Photo: Sabina Omer



INCREASED PRECIPITATION

Inland Flooding at 2nd Street, January 12, 2024

Photo: Melissa Bieri

HEAVY DOWNPOUR

Inland Flooding in Hunters Point during Superstorm Sandy, 2013

Photo: LICC/HPCC

Today the major coastal hazard continues to be storm surge; with sea level rise, increased precipitation, and heavier downpours amplifying the challenge.

As stated by CB2Q's Comprehensive Plan Working Group in 2019, **"Resiliency is our 1st priority."**

What is the Vision Plan for Resiliency?

> **"Re-sil-ient** (adj.)
>
> Able to bounce back after change or adversity.
> Capable of preparing for, responding to, and recovering from difficult conditions.
>
> Syn.: TOUGH See also: New York City"
>
> *from The City of New York,* A Stronger, More Resilient New York, PlaNYC, *2013*

The Vision Plan for Resiliency builds on the strengths of Hunters Point's dynamic and creative community, unparalleled waterfront, robust urban fabric, and empowering human scale.

Four organizing principles define the plan:
resiliency, equity, balance, and connections.

Together they cover these imperatives: respect the natural environment and forces behind climate change, protect valuable public assets and land holdings, safeguard existing residents and businesses with sustainable growth, and build new connections that reduce emissions and capitalize on activating waterways.

COMMUNITY-BASED PLANNING

LIC COALITION
Hunters Point Community Coalition

HUNTERS POINT NORTH - VISION PLAN FOR RESILIENCY

May 2024

COMMUNITY

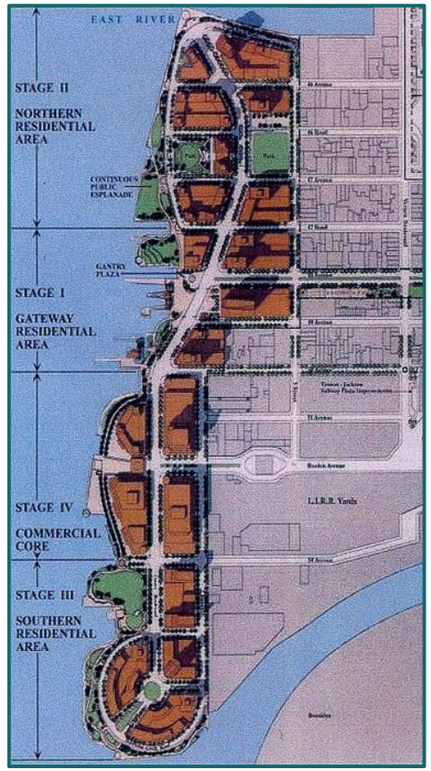
LICC/HPCC - Guiding Principles (2023)

Long Island City Coalition and Hunters Point Community Coalition (LICC/HPCC) are local partners committed to **holistic, community-based urban planning that is grounded in sustainability, resiliency, and equity.**

- ☆ We support utilizing public land for critically needed public open space, waterfront access, habitat restoration, and community services.
- ☆ We advocate for 21st-century infrastructure and construction that reduces LIC's carbon footprint, and for balancing new development with the existing diverse, vibrant community.
- ☆ We further seek affordable, well-maintained housing and affordable spaces for the arts, crafts, commerce, and manufacturing that preserve LIC's historical mixed-use and light-industrial character.

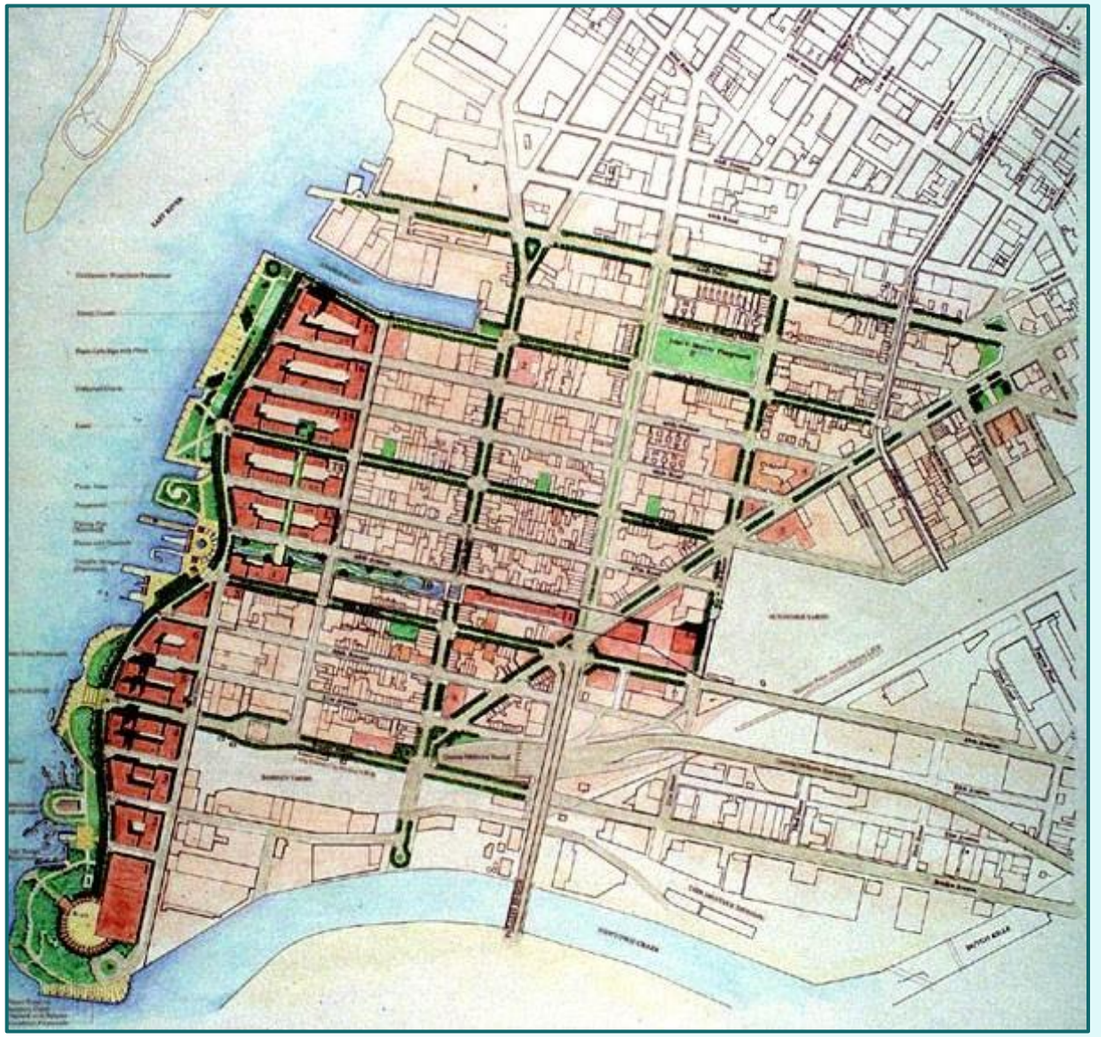
We promote well-planned growth that is proactive about climate change, environmentally just and that distributes benefits equitably.

Hunters Point Waterfront Alternate Plan (1991)



Queens West Master Plan

Queens West Development Corporation, 1991



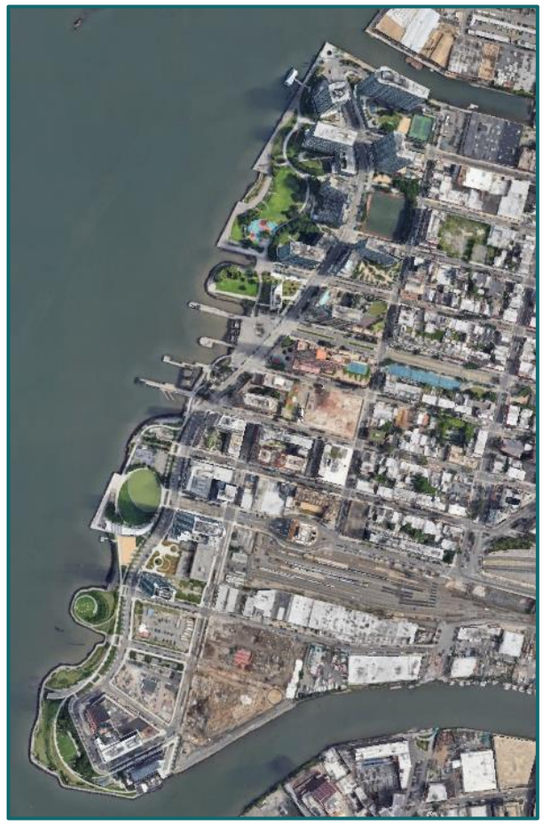
Hunters Point Waterfront Alternate Plan

Hunters Point Community Coalition, 1991

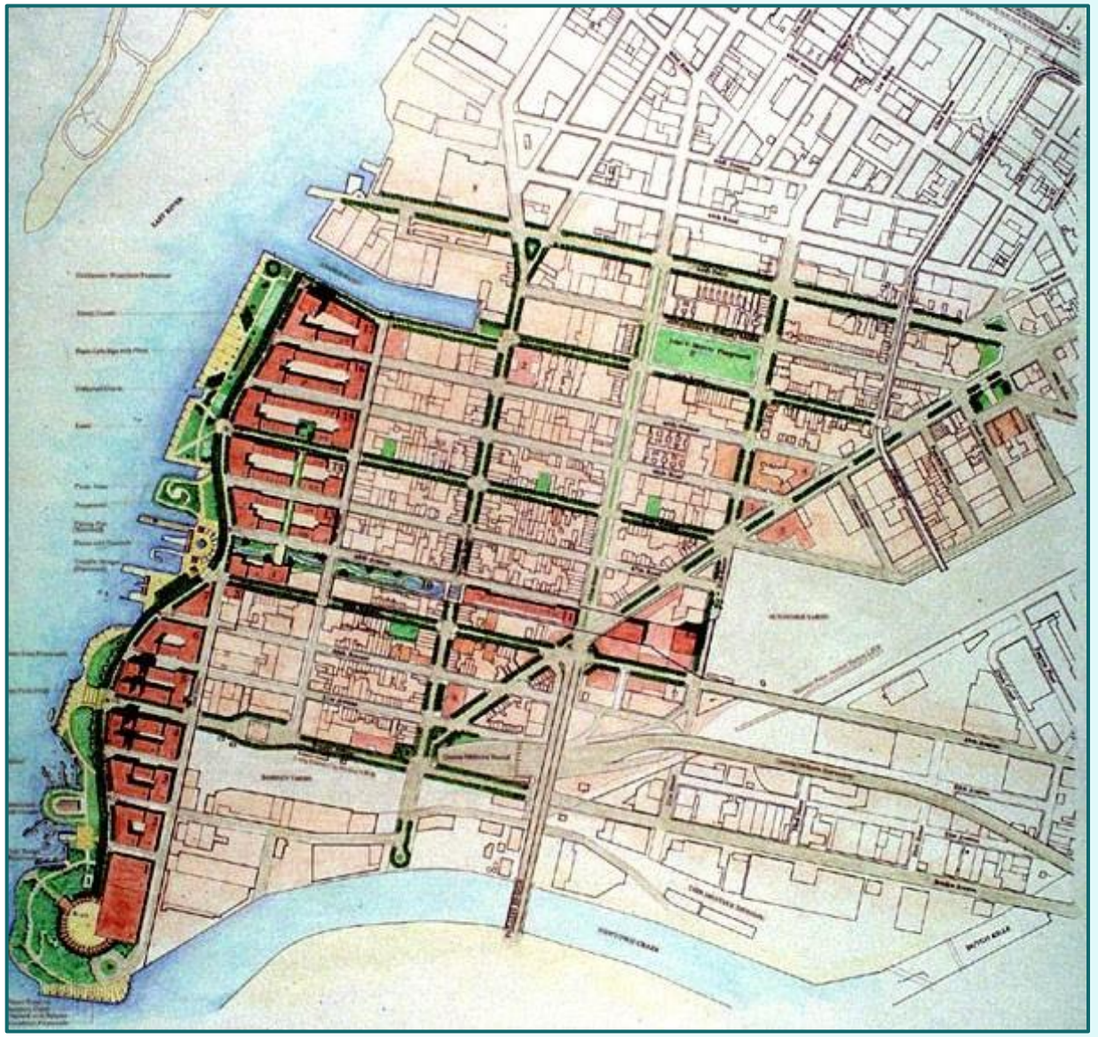
In contrast to Queens West, HPCC offered an Alternate Plan for the waterfront in 1991.

It includes a **network of open spaces, continuous waterfront parks**, and connections for **public access to the East River** throughout the community.

Hunters Point Waterfront Alternate Plan (2024 & 1991)



(Aerial Photo: Google Maps 2024)



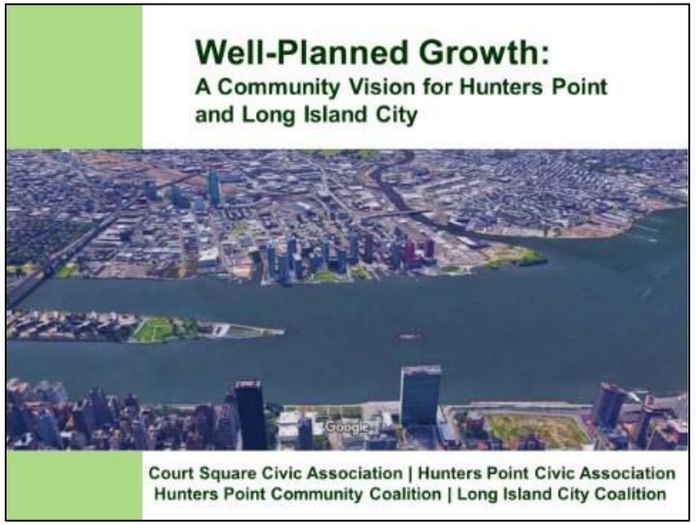
Hunters Point Waterfront Alternate Plan

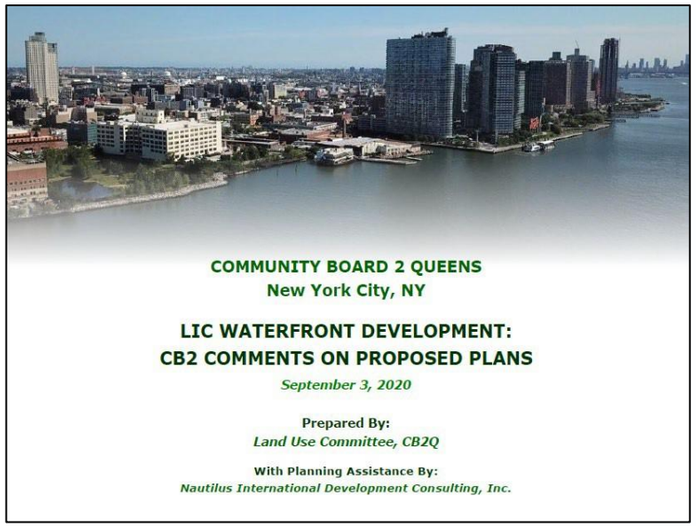
Hunters Point Community Coalition, 1991

A recent photo of the area shows how much influence the 1991 Alternate Plan had on what was built over the last 30 years.

COMMUNITY

Recent Community-Based Planning and Advocacy





Recent reports and documents from Hunters Point and LIC community groups include:

2017-18 Anable Basin Rezoning – Comments on Draft Scope of Work for Environmental Impact Statement (EIS)

2018 Well Planned Growth: A Community Vision for Hunters Point and Long Island City

2018 Long Island City Innovation Center – Comments on Draft Scope of Work for EIS

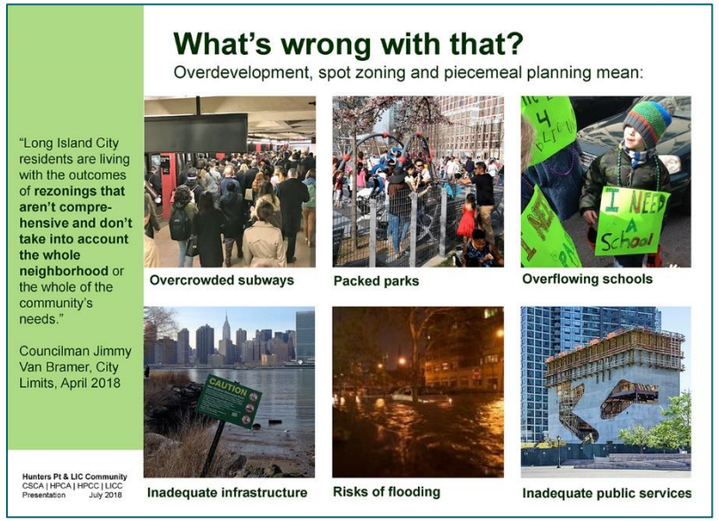
2018 (Amazon HQ2)

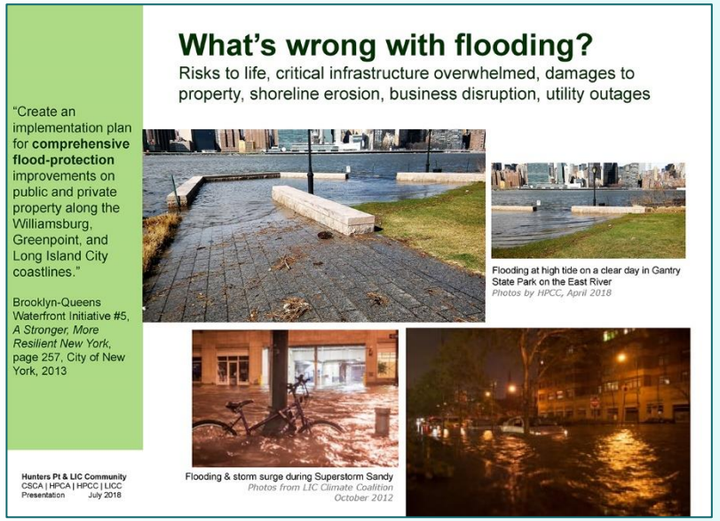
2019 CB2Q Comprehensive Plan Working Group: Waterfront Recommendations

2020 LIC Waterfront Development: CB2 Comments on Proposed Plans

Well Planned Growth: A Community Vision (2018)

Well Planned Growth: A Community Vision identified critical issues resulting from overdevelopment, spot zoning and piecemeal planning in Hunters Point and Long Island City. Many of these problems **continue to persist** today and these topics came up frequently in discussions at our Community events.





> "Long Island City residents are living with the outcomes of **rezonings that aren't comprehensive and don't take into account the whole neighborhood** or the whole of the community's needs."
>
> *Councilman Jimmy Van Bramer, City Limits, April 2018*

COMMUNITY

Vision Plan for Resiliency

Timeline, Steps and Milestones

SEPTEMBER 2023 → OCTOBER 2023 → NOVEMBER 2023 → DECEMBER 2023 → JANUARY 2024 → FEBRUARY 2024 → MARCH 2024 → APRIL 2024 → MAY 2024

- Background Research
- Preliminary Design
- Conceptual Alternatives
- Draft Vision Plan
- Release Vision Plan

Community Milestones:

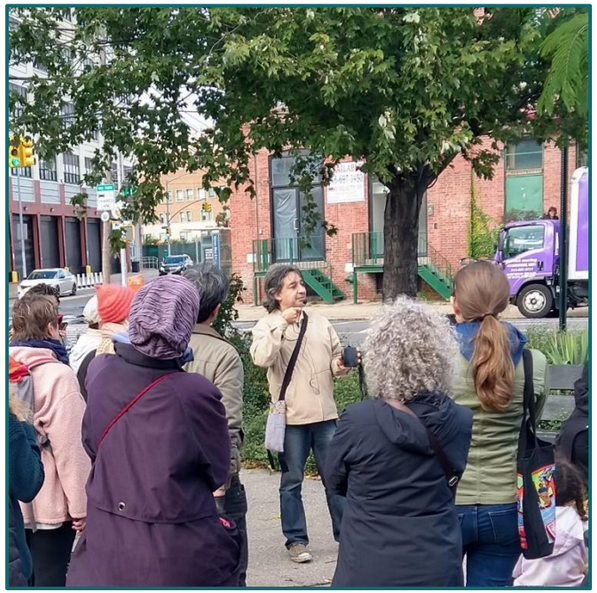
- **10/15/23 SITE WALK**
- **1/20/24 COMMUNITY WORKSHOP**
- **4/27/24 COMMUNITY RESILIENCY WORKSHOP**

COMMUNITY

Community Site Walk

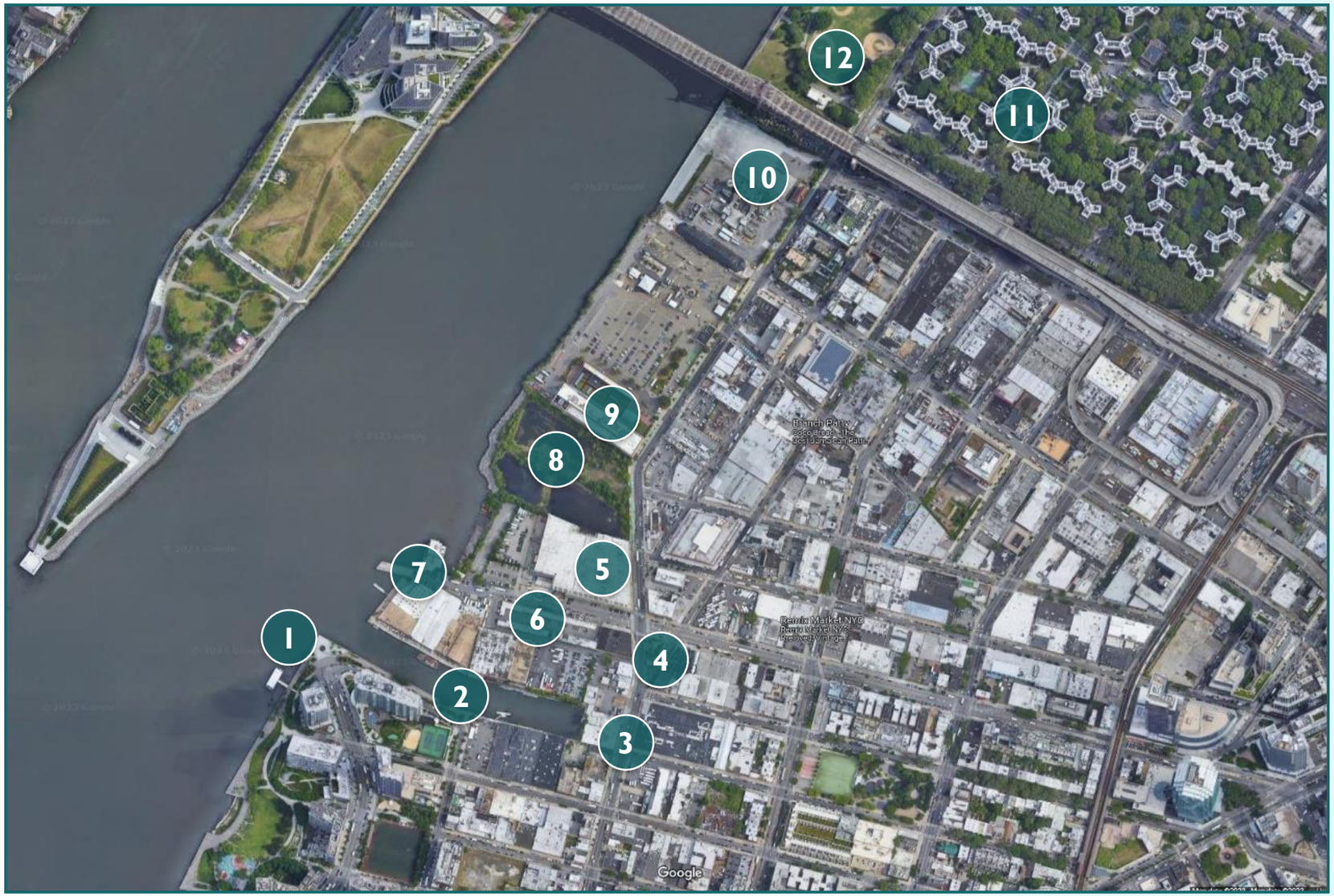
October 2023

We took the first steps in resiliency planning by walking the waterfront together from Queens West to Queensbridge Park, discussing key sites and elements that relate to resiliency planning.



Photos: NI, 2023

COMMUNITY



(Aerial Photo: Google Maps, 2023)

Site Walk: Key Stops

1) NYC Ferry LIC Landing
2) Anable Basin
3) Vernon Boulevard
4) Gordon Triangle
5) Dept of Education (DOE) Building
6) 44th Drive and Dept of Transportation (DOT) Garage
7) Pier 44 and Public Lands on East River
8) 'Lake Vernon'
9) ConEd Learning Center
10) Terra Cotta Works Bldg
11) Queensbridge Houses
12) Queensbridge Park

Community Workshop January 2024

LICC/HPCC held this 2nd event to show initial research, discuss results from the Site Walk, and gather more input from the community.

Photos: Steven Speliotis, LICC/HPN, 2024

COMMUNITY

Notes from Workshop Discussion Groups

ENVIRONMENT AND OPEN SPACES

- **Development in last thirty years changed water flow**
- **Sewer backflow is major issue**, need to redo sewers system and address sewer issues
- Army Corps plan issues - inadequacy of existing sewer infrastructure and impact of new development
- **Diversity of types of green space a positive**
- **WEDG** should be considered for LIC waterfront (guidelines intended to balance resiliency, ecology, and access)

EQUITY AND COMMUNITY SERVICES

- **Tremendous changes** with development boom
- **Need additional & accessible parks and greenspace**
- Displacement of music and art spaces - **Arts & Culture = Bridge**
- **Affordable housing must come with affordable resources** and amenities
- We've done a lot for the City, it would be nice for the City to do something for us;
- Small business opportunities - personal investment in the community

ECONOMIC DEVELOPMENT AND INNOVATION

- Rezoning causing rent increase - Who is being priced out?
- **Traditional businesses in community** include body shops, bakeries, printing shops, entertainment
- Need economic analysis to analyze what is economically feasible - Pressure on rezoning
- **Organize and plan as a community** - Reinvest capital and profits back into the community and its residents
- LICC is the only thing we have that makes an impact and **gives us a voice**

Need for additional and accessible open space, parks and green space

Need more schools, mentoring, active recreation *(swimming pool, grass fields, soccer)****, studio and rehearsal space, food co-op***

"Don't push out existing businesses, invest in them"

Community Resiliency Workshop

April 2024

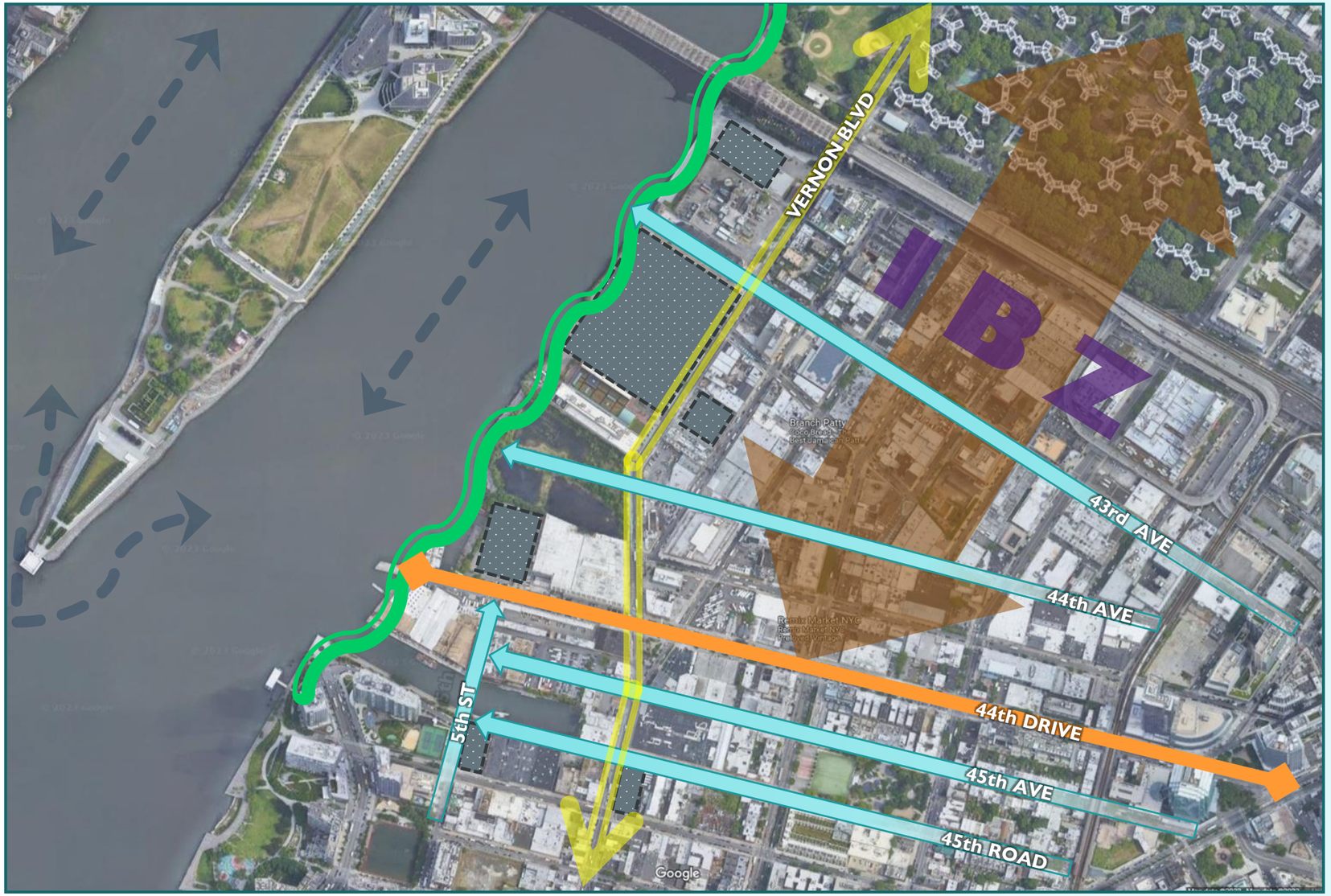
At this 3rd event, participants had an opportunity to see and discuss the Draft Vision Plan for Resiliency, which is based on input gathered at two prior events organized by LICC-HPCC.

Photos: Steven Speliotis, NI, & LICC/HPCC, 2024

WordCloud illustrating most frequently used words from the Community Workshop discussion notes

COMMUNITY

Community Consensus on Key Elements of the Vision Plan



- Respect East River hydrodynamics
- Use green shoreline solutions (where possible)
- Reduce impervious surfaces
- Continue vitality on Vernon Blvd
- Strengthen crosstown connections on 44th Drive (from Court Sq to waterfront)
- Reconnect historic western Queens communities and preserve their character
- IBZ Support Industrial Business Zone
- Increase public access to the waterfront (both visual and physical)

(Aerial Photo: Google Maps, October 2023)

COMMUNITY

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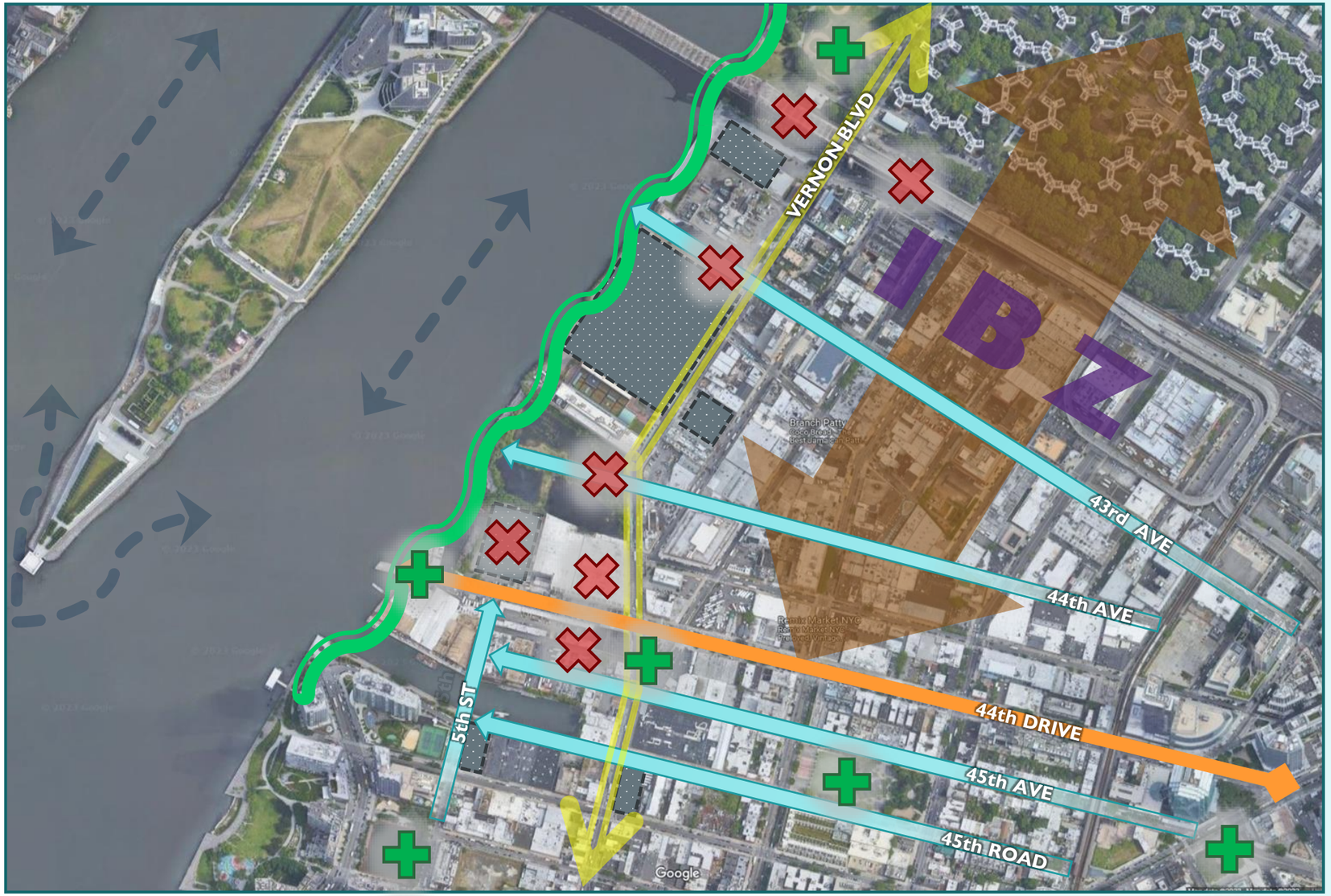

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- Increase public access to the waterfront (both visual and physical)

Protect public lands for public uses:

- ✚ **Open** to public (currently)
- ✖ **Not** open to public (currently)

(Aerial Photo: Google Maps, October 2023)

COMMUNITY

Four Key Principles for Vision Plan

Based on discussions at the Community events, four key principles emerged:

RESILIENCY

Be proactive about climate change

EQUITY

Protect public land for public use

BALANCE

Balance new development with protection for the existing community

CONNECTIONS

Strengthen sustainable connections

VISION PLAN FOR RESILIENCY

Resiliency • Equity • Balance • Connections

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Hunters Point Community Coalition

Main Goals of the Vision Plan for Resiliency

The Vision Plan for Resiliency will ensure that the Hunters Point community has the ability to **bounce back** after a climate event and **bounce forward** towards a more resilient future.

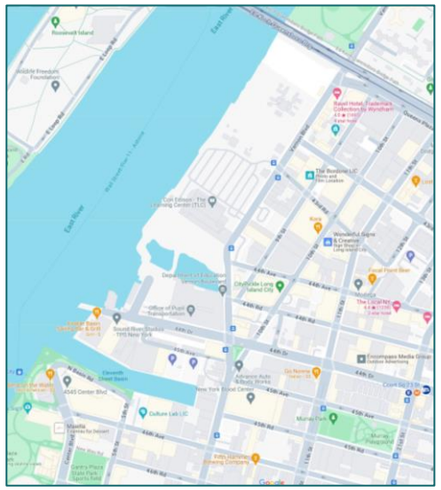
The main goals are to:

be proactive about climate change,

build a secure foundation against climate risks,

and **increase the long-term resilience and vitality** of Hunters Point's people, economy, and environment.

VISION PLAN



Existing Conditions
(Source: Google Maps, 2024)

Hunters Point North Waterfront from Queens West to the Queensboro Bridge
(Aerial Photo: Google Maps, 2024)

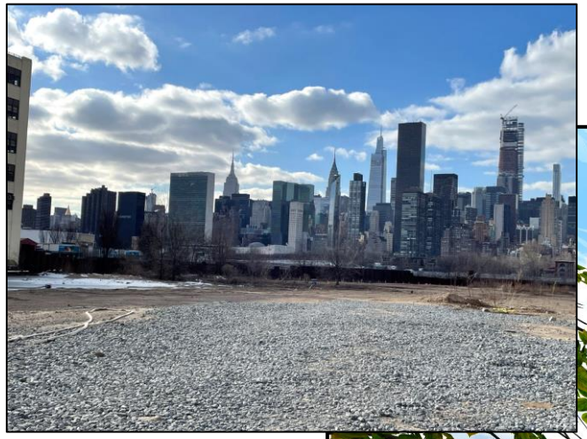
Vision Plan for Resiliency

The Vision Plan respects the natural environment in Hunters Point North by working with the hydrodynamics of the East River.

It proposes **multiple lines of resiliency** starting at the shoreline and moving inland, including both natural and engineered solutions.

VISION PLAN

Proposed Hunters Point North Park



Existing Conditions
('Lake Vernon')
Photo: NI, Feb 2024

Proposed Hunters Point North Park looking west to Midtown Manhattan from new plaza at 44th Avenue and 5th Street

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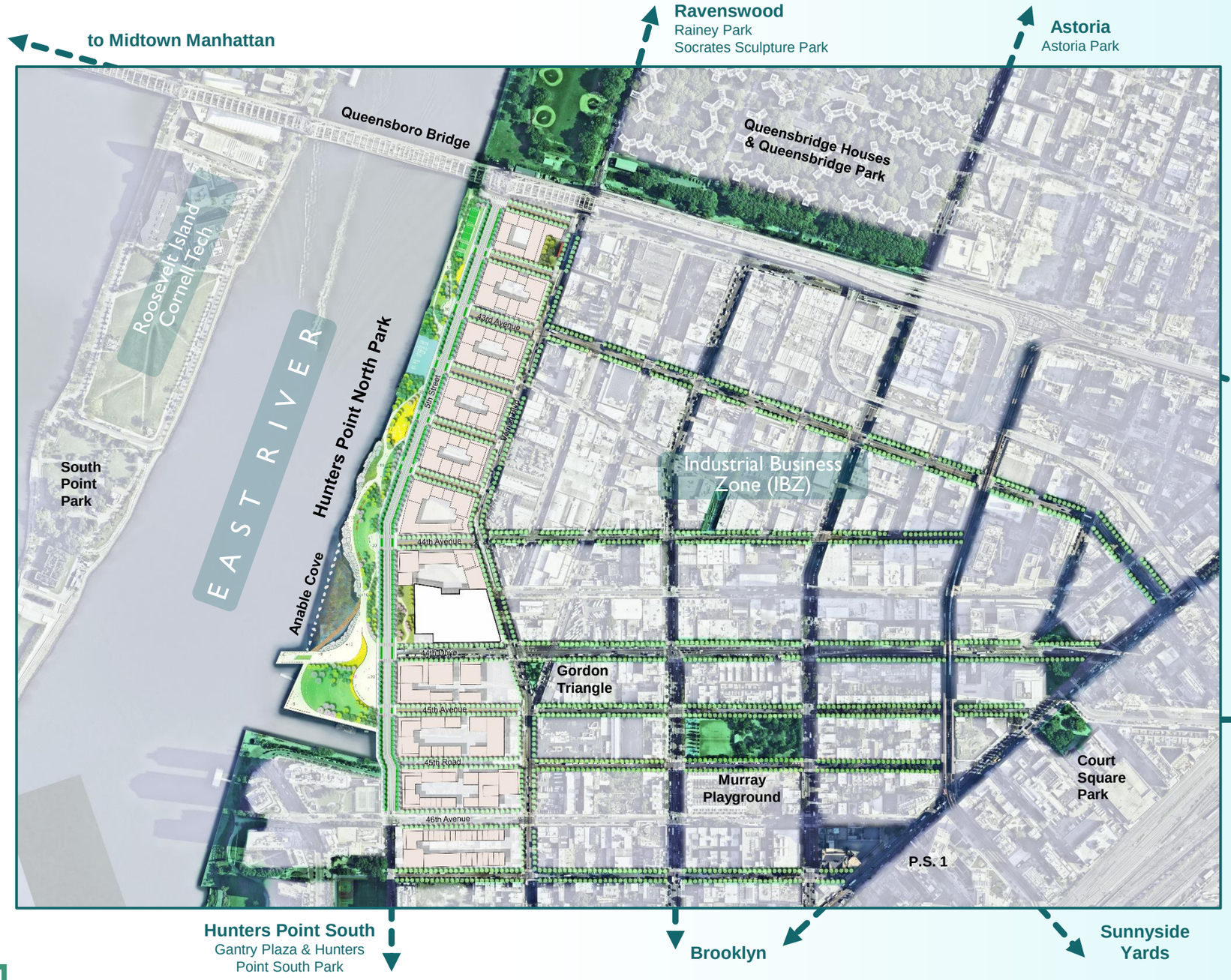
Hunters Point Community Coalition

HUNTERS POINT NORTH - VISION PLAN FOR RESILIENCY

May 2024

VISION PLAN



Waterfront Parks & Open Space Network

The Vision Plan significantly increases public access to the East River by creating a network of new and existing open spaces.

New streetscapes reconnect western Queens communities on both sides of the Bridge and link back inland to parks like Court Square.

Hunters Point North Park connects existing waterfront parks to the north and south.

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Hunters Point Community Coalition

HUNTERS POINT NORTH - VISION PLAN FOR RESILIENCY

May 2024

VISION PLAN

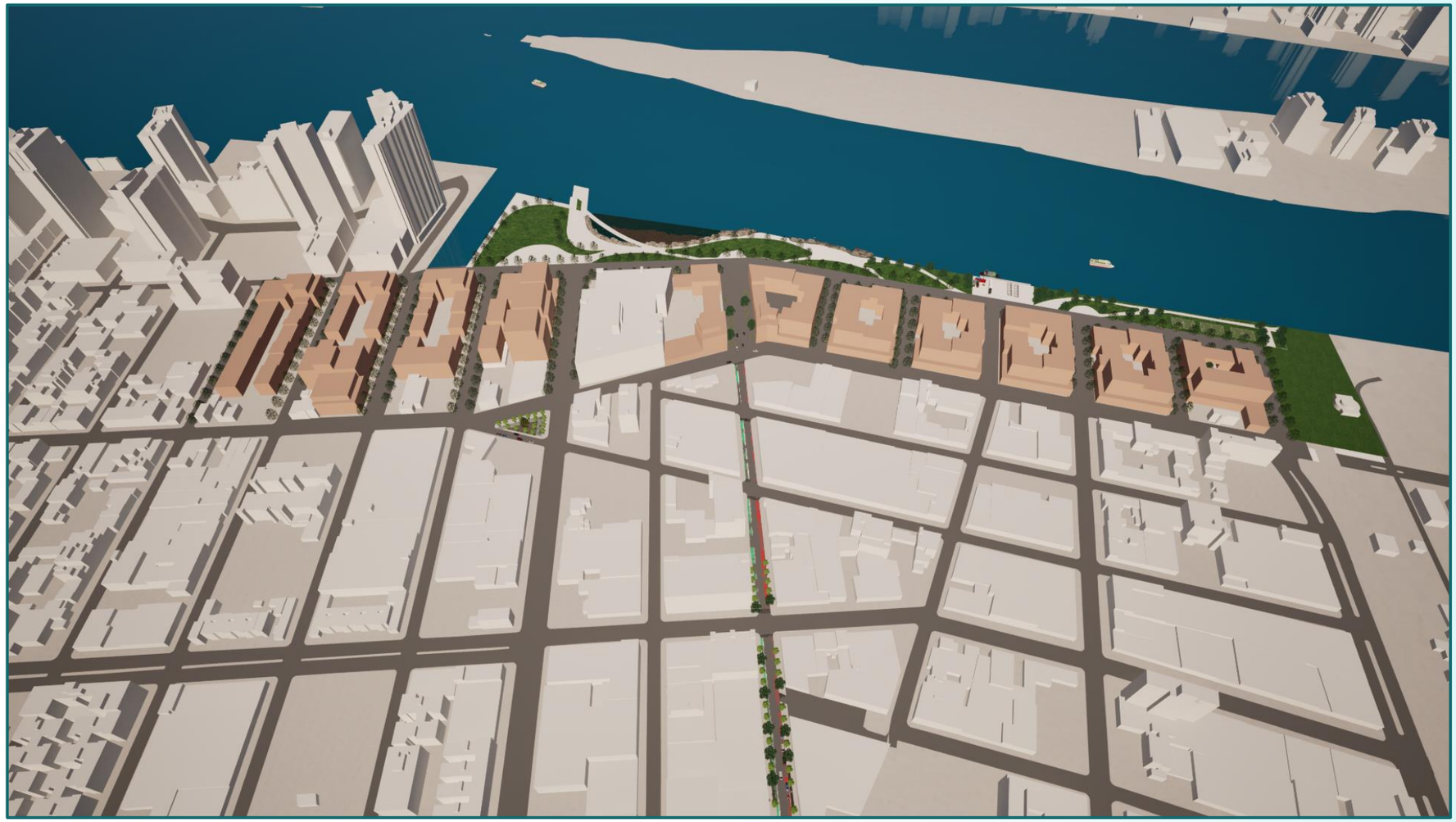
Vision Plan for Resiliency

Proposed Vision Plan looking south from Queensboro Bridge and the East River

Blocks below the Bridge support both the IBZ and public access to the riverfront by creating a transitional zone with hybrid uses, combining light manufacturing and live-work spaces, in low-rise/high-density buildings that retain a human scale.

VISION PLAN

Vision Plan for Resiliency



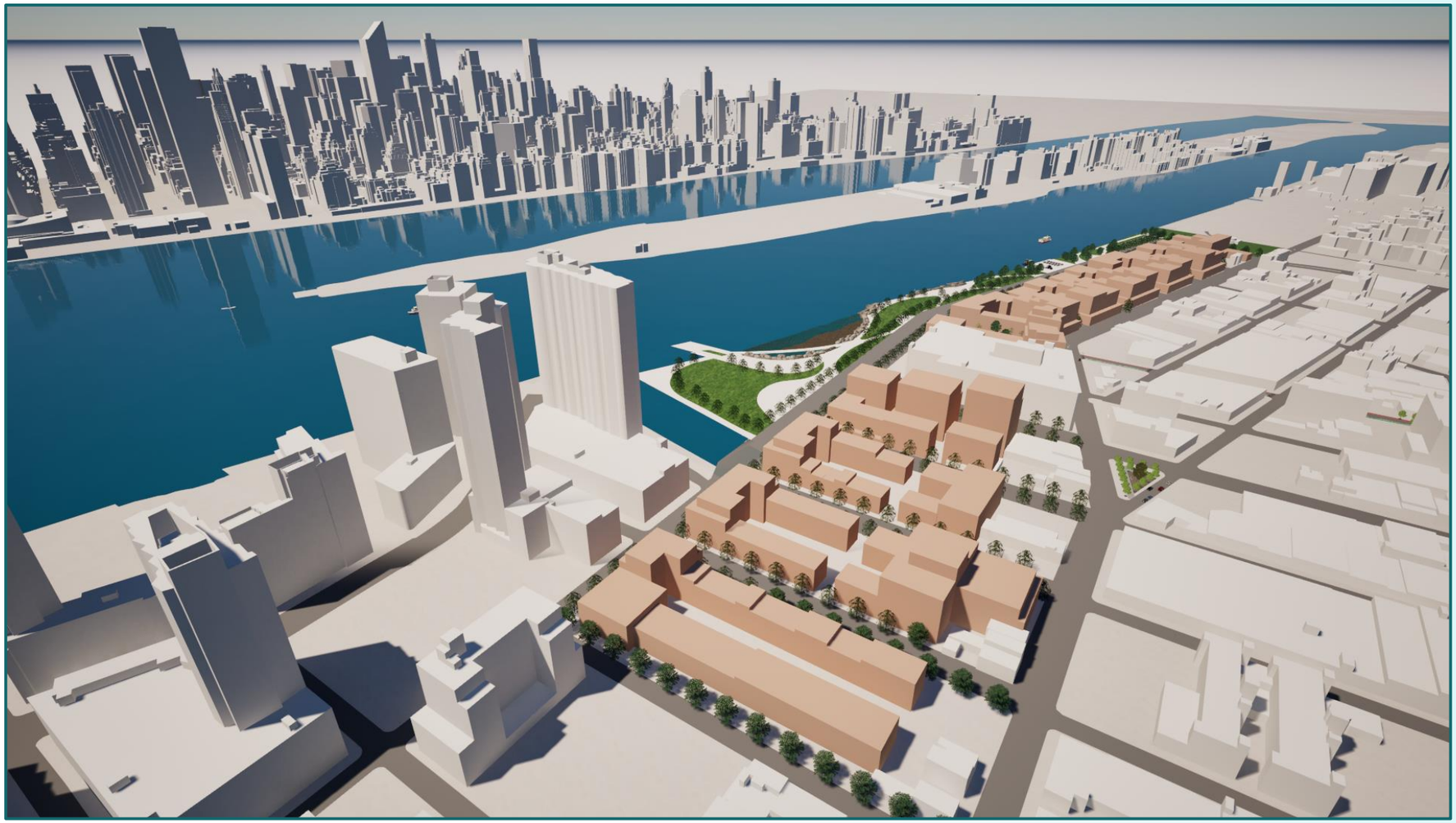
Proposed Vision Plan looking west from adjacent community

The urban fabric is an extension of the adjacent streets and blocks knitting them together both physically and visually with NYC's time-honored grid.

Public access to the waterfront moves directly from the existing community along continuous E/W streets.

VISION PLAN

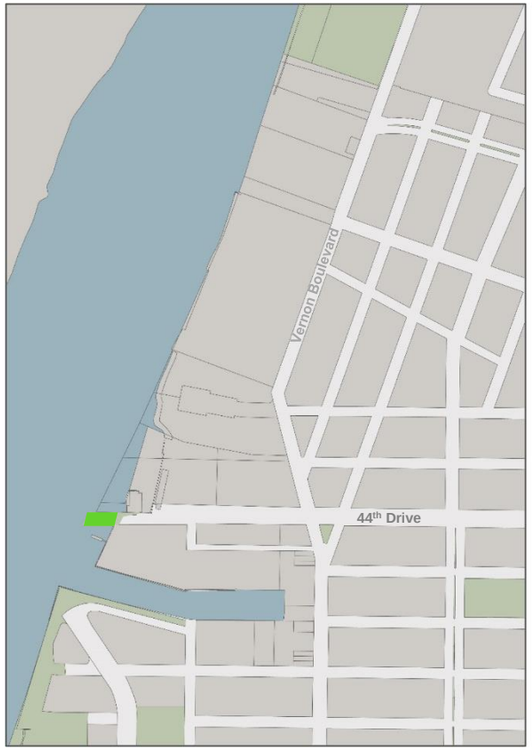
Vision Plan for Resiliency



Proposed Vision Plan looking north from Hunters Point neighborhood

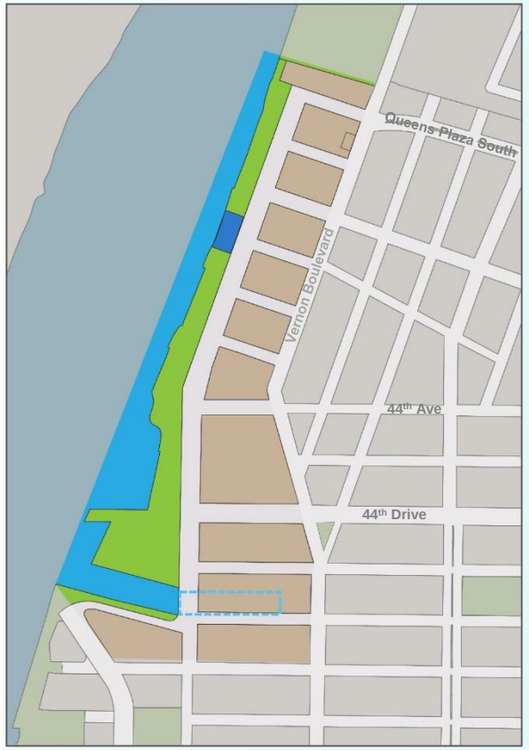
In the southern blocks, streets that link to nearby parks, but now dead end at Vernon, would be opened up for direct access to the waterfront, unifying them with the original urban neighborhood and its building forms.

Vision Plan: Phasing



Existing Conditions

Phase I



Phase II

The Vision Plan calls for **growing sustainably** with well-planned, responsible phasing of development over time that respects climate changes.

RESILIENCY

Be proactive about climate change

What are the major risks from climate change?
How do we reduce them?

Risk Assessment: Impact of Climate Change

Major Risk Moderate Risk Minor Risk

	Scale of Impact			
Hazard	Today	2020s	2050s	Comments
Gradual				
Sea level rise				Some areas already experience occasional flooding from creeks; sea level rise likely would result in increases in localized flooding
Increased precipitation				Combined sewage and stormwater could exceed the capacity of wastewater treatment plants, leading to releases of untreated or partially treated sewage into waterways
Higher average temperature				Minimal impact
Extreme Events				
Storm surge				Significant risk of flooding from both coastal and inland water bodies (e.g., runoff, sewer back-ups), as evidenced by Sandy; risk primarily to building systems
Heavy downpour				Sewer system capacity may be exceeded more frequently, leading to street flooding, sewer backup and combined sewer overflow
Heat wave				Greater strain on power system with potential for more failures; most significant impact on high-rise buildings
High winds				Minimal impact

Source: Brooklyn-Queens Waterfront, PlaNYC: A Stronger, More Resilient New York*, City of New York, 2013, p. 249.*

Brooklyn-Queens Waterfront: Risks

Major Risk Today:
Storm surge

Moderate Risk Today:
Sea level rise
Increased precipitation
Heavy downpour

Moderate Risk by 2050s:
Heat wave

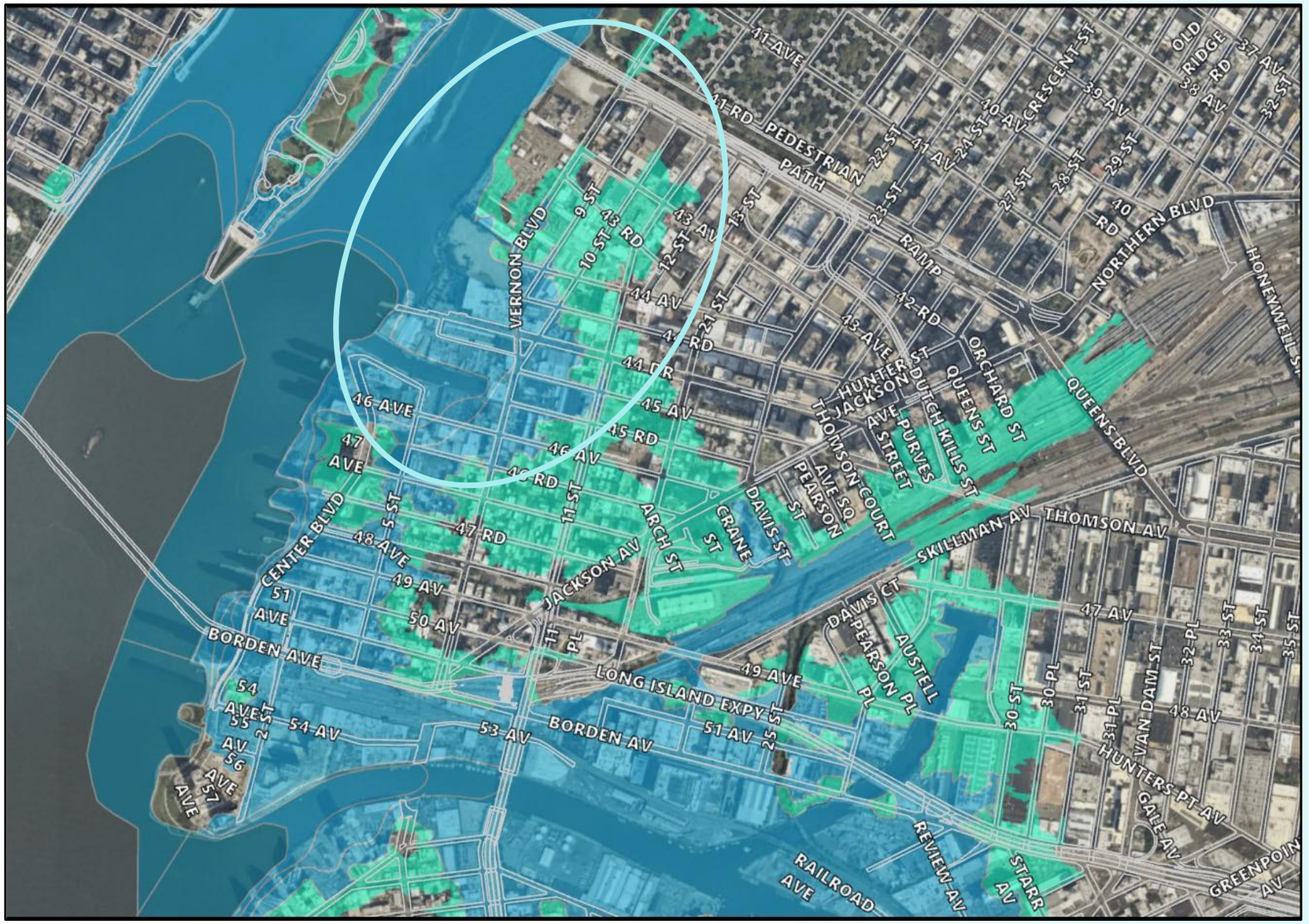
Source: NYC Open Accessible Space Information System (OASIS), 2024 *(Aerial Photo: Google Maps, 2024)*

Shoreline: 1609 to present

The blue dashed line represents the shoreline in 1609.

This overlay shows the study area was almost entirely underwater.

CLIMATE

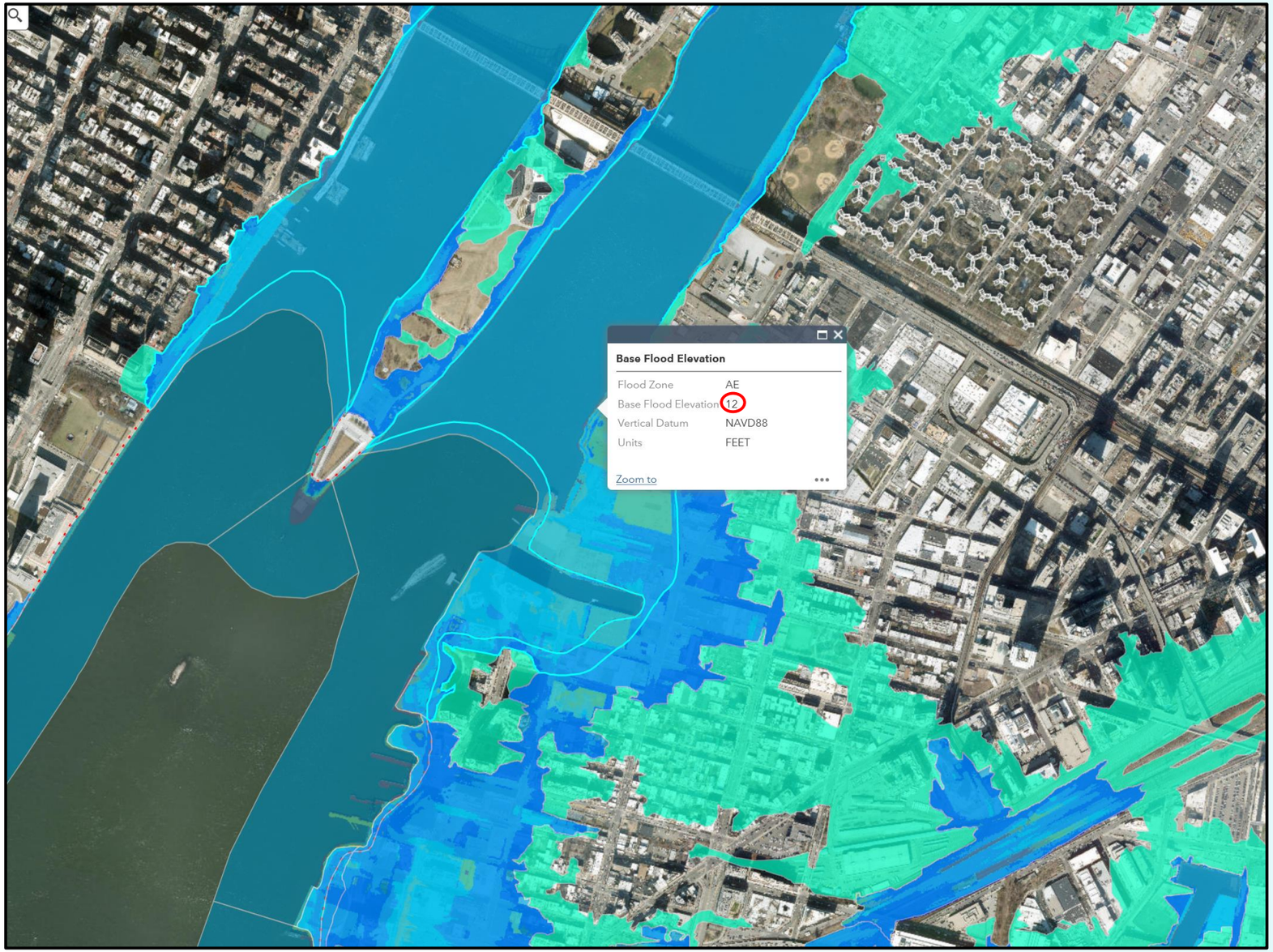


Flooding Today

NYC: Preliminary Flood Insurance Rate Maps 2015 show that the study area is predominantly in the current 1% and 2% (100-year and 500-year) flood plains today.

- V Zone - Waves greater than 3' high during 100-year storm
- A Zone - Waves lower than 3' high during a 100-year storm
- X Zone - Flooding during a 500-year storm

Data Sources: NYC Department of City Planning, NYC Flood Hazard Mapper, 2023. And US Federal Emergency Management Agency (FEMA), Nearmap, 2023



Source: NYC.gov/site/planning/data-maps/flood-hazard-mapper.page, September 2023

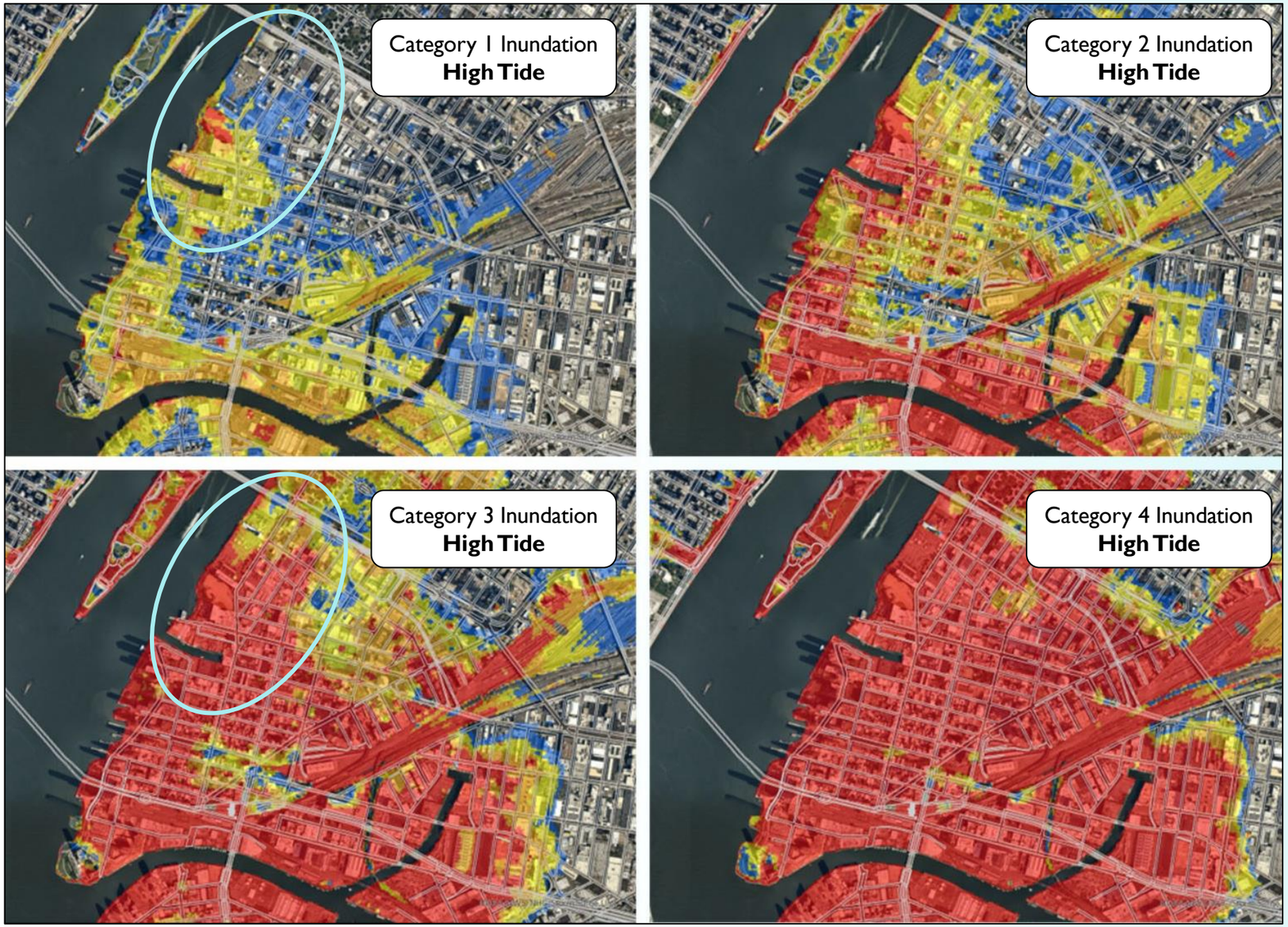
Design Flood Elevations (DFE): 2100 100-Yr storm

HPN Calculation:

Base Flood Elevation	+12.0’
Freeboard	2.0’
2100 Sea Level Rise*	5.5’
	19.5’
Design Flood Elevation	**+20’**

* New York Panel on Climate Change 4th Assessment (NPCC4), May 2024 - Ranges from 25” at 10th percentile to 65” at 90th percentile

CLIMATE



Data Sources: NYC Dept of City Planning, National Oceanic & Atmosphere Administration (NOAA), Nearmap, 2023

Storm Surge Risk

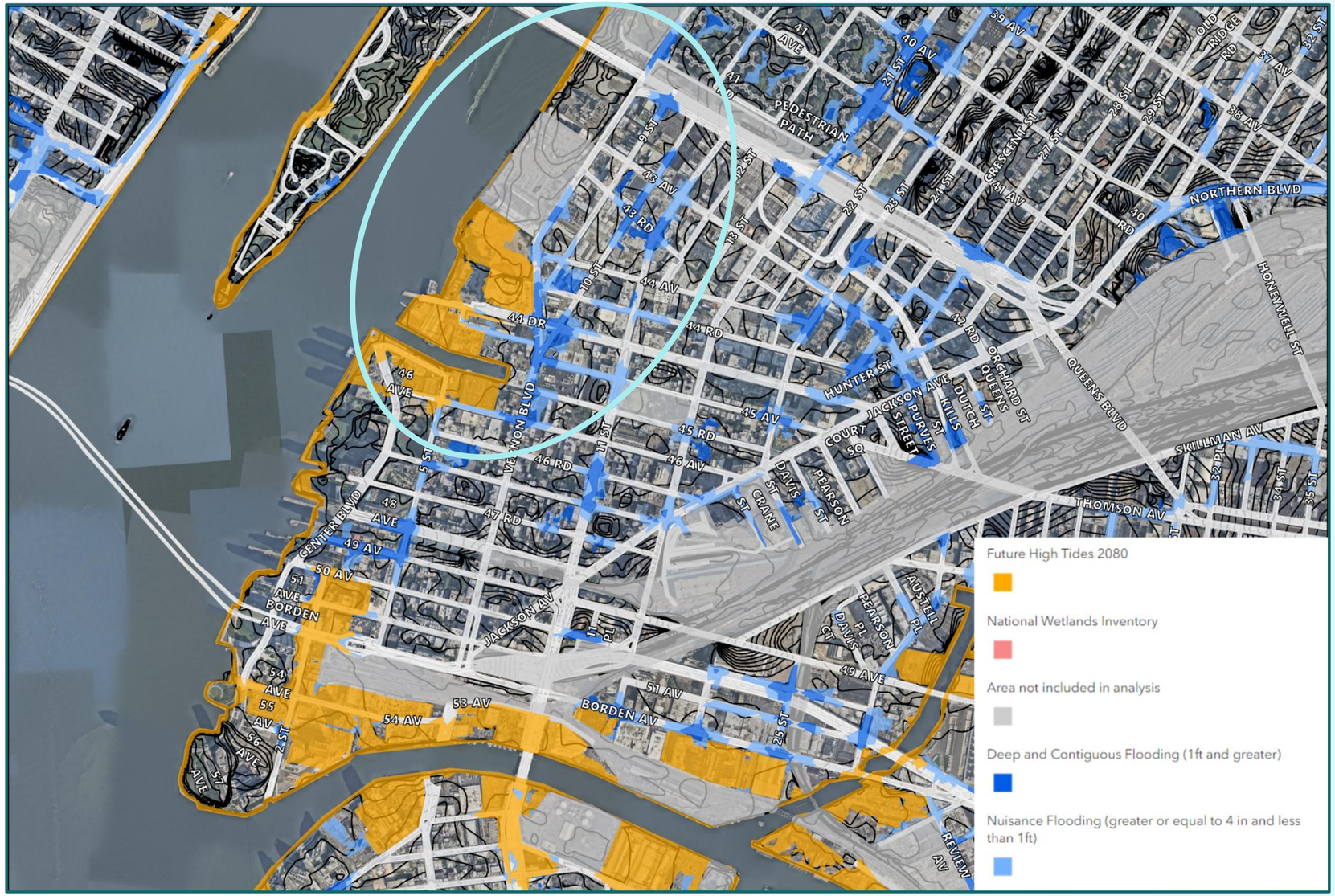
The SLOSH* maps from NOAA show over 3 feet of flooding is currently anticipated throughout most of Hunters Point North at high tide in a Category 1 hurricane.

*'SLOSH' stands for **S**ea, **L**ake, and **O**verland **S**urges from **H**urricanes

Inundation Height

- Less than 3 feet above ground
- Greater than 3 feet above ground
- Greater than 6 feet above ground
- Greater than 9 feet above ground

CLIMATE



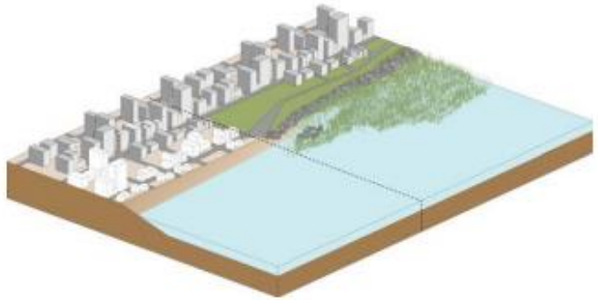
Data Sources: New York City Dept of City Planning, New York City Dept of Environmental Protection, Nearmap, 2023

Sea Level Rise & Increased Precipitation

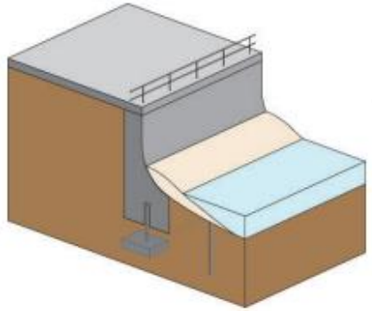
NYC Department of Environmental Protection (DEP) data shows sea level rise means that future high tides will flood a third of the study area by 2080 and 100-year (1%) 'cloudbursts' will flood over one foot or higher on many of the major transportation arteries.

NYC: Waterfront Adaptive Strategies

Effective against
ALL HAZARDS

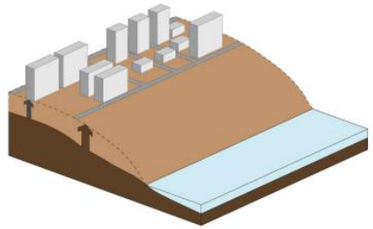


Strategic Retreat
setback development from areas vulnerable to flooding

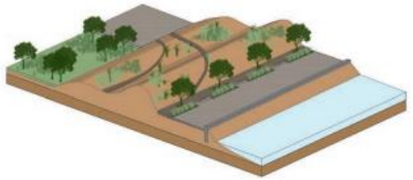


Seawalls

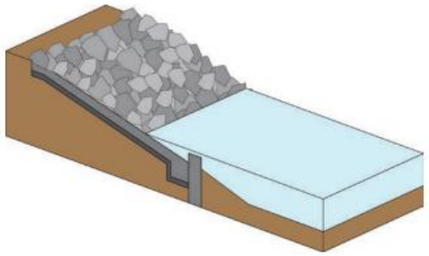
Effective against **Most Major Hazards:**



Elevation of land and streets

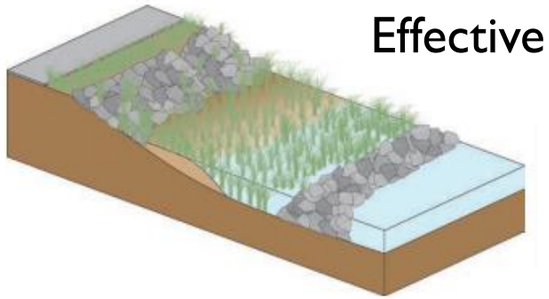


Waterfront parks



Revetments
sloping shoreline structures that protect from erosion, like rip rap

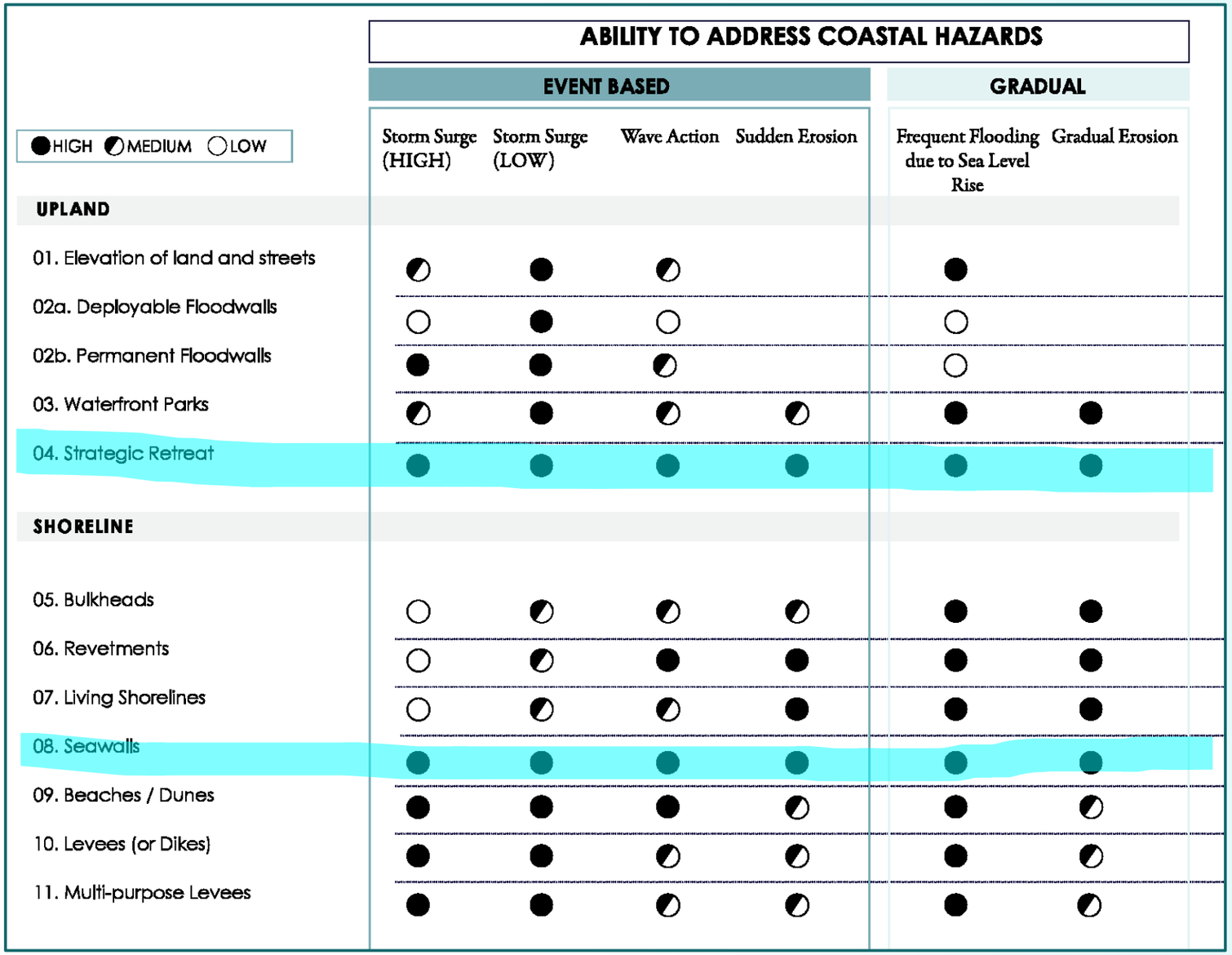
Effective against **Some Moderate Hazards:**



Living shorelines
bank stabilization using plants, sand/soil, and hard structures to provide shoreline protection and maintain valuable habitat

Source: NYC Dept of City Planning, Urban Waterfront Adaptive Strategies, *June 2013*

CLIMATE



Source: NYC Dept of City Planning, Urban Waterfront Adaptive Strategies, *June 2013*

NYC: Waterfront Adaptive Strategies

Strategies effective against:

All Hazards

- ✓ **Strategic Retreat**
- ✓ **Seawalls**

Major & Moderate Hazards

- ✓ **Elevation of land and streets**
- ✓ **Waterfront parks**
- ✓ **Revetments**
  - x Levees *(reduce public access)*
  - x Surge Barriers *(no SLR)*
  - x Floodwalls *(no SLR)*

Moderate Hazards

- ✓ **Living shorelines**
  - x Bulkheads *(have revetments)*

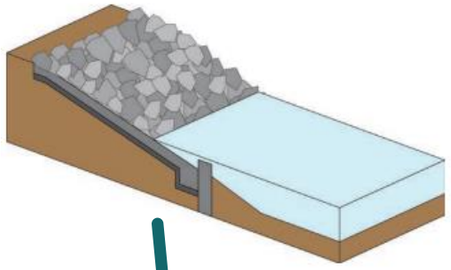
✓ Most effective for Hunters Point North
x Less effective for Hunters Point North

CLIMATE

Adaptive Strategies Create Multiple Lines of Resilience

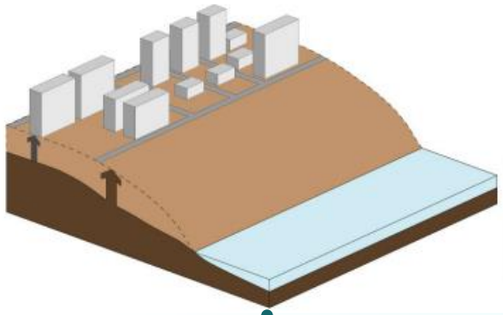
06. REVETMENTS

Revetments (also called "rip-rap") are shoreline structures typically made of stone rubble or concrete blocks placed on a sloped surface to protect the underlying soil from erosion and reduce the forces of wave action.



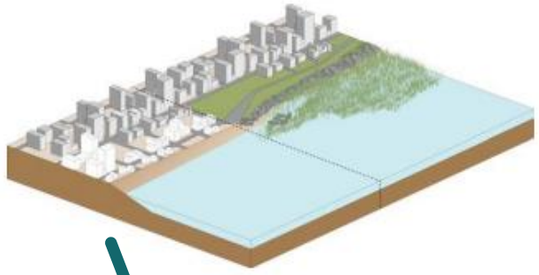
01. ELEVATION OF LAND & STREETS

Elevation existing or new development sites and streets above the expected storm level to protect from flooding.

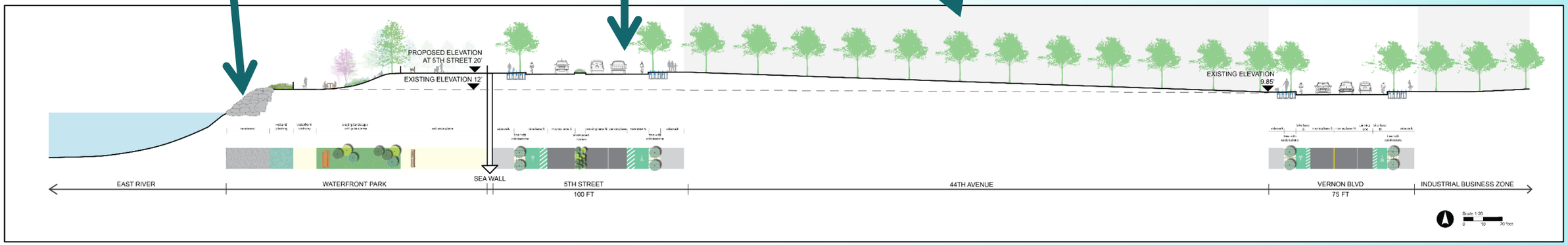


04. STRATEGIC RETREAT

Strategic retreat is the process of removing development from areas vulnerable to flooding and the prevention of future development.



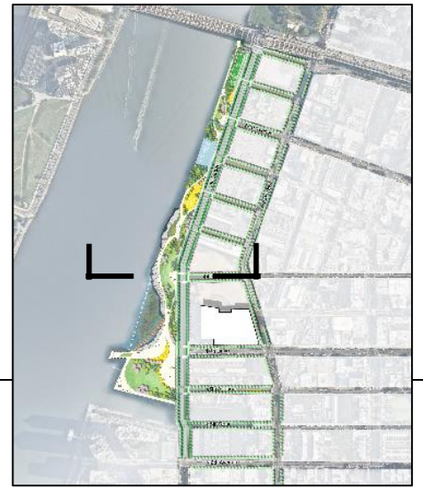
Both natural and engineered waterfront open space strategies are illustrated on this section through 44th Avenue in Hunters Point North



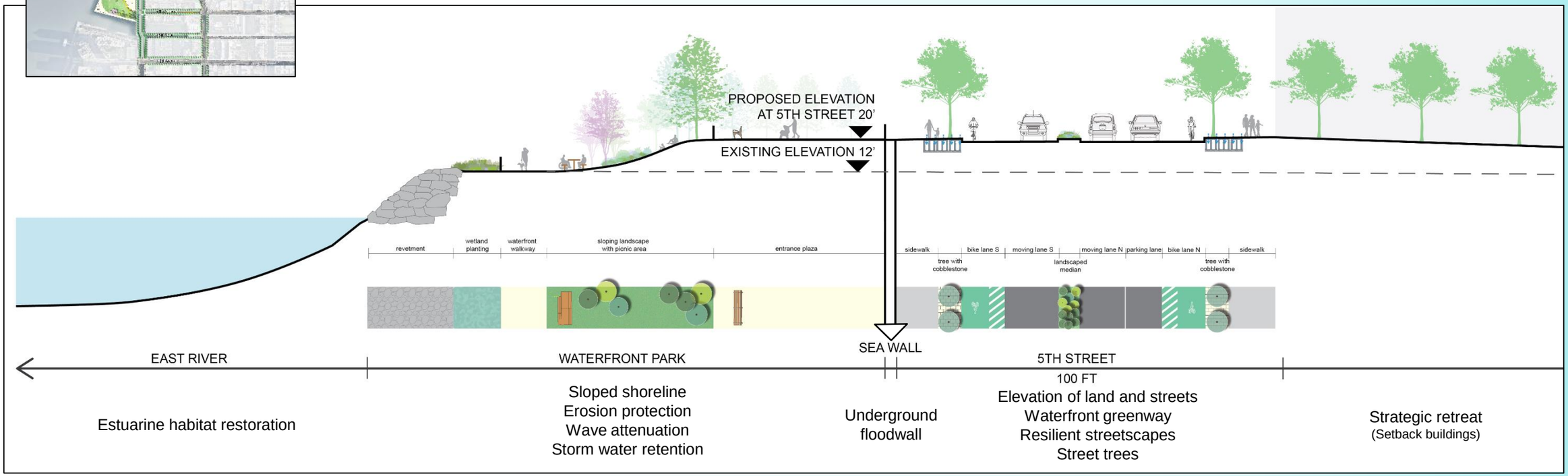
Section through 44th Avenue from the East River to Vernon Boulevard

CLIMATE

Adaptive Strategies Create Multiple Lines of Resilience



Lines of resilience start at the East River *(left)* where sloping shorelines frame the continuous waterfront park with floodable areas and storm-water retention terraces. An underground floodwall *(middle)* reduces risks for the new tree-lined waterfront boulevard and greenway, while all new development is elevated above the floodplain and set back *(right)*.

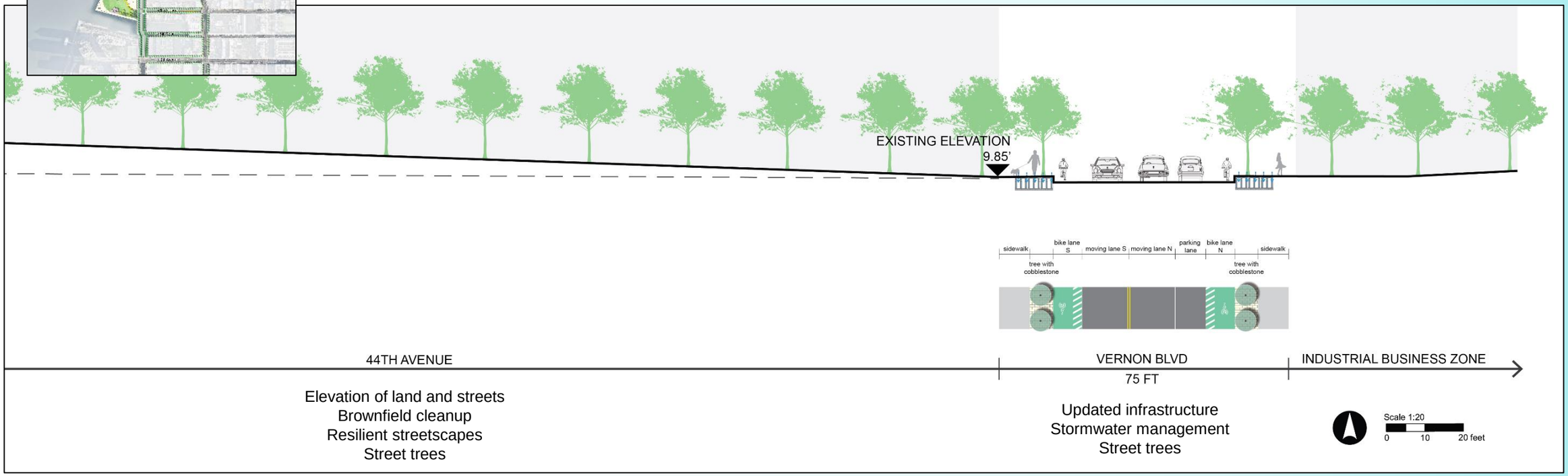


Section through 44th Avenue from the East River to 5th Street

CLIMATE

Adaptive Strategies Create Multiple Lines of Resilience

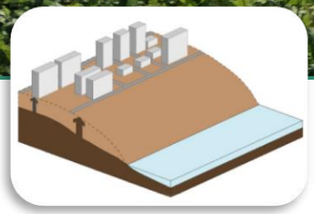
Updated infrastructure, including storm water management, consolidates public investments along Vernon Boulevard (*right*) reducing flooding of this important N/S artery. The consolidation of both public and private brownfield cleanup investments supports the elevation of land to the west and new, resilient streetscapes.

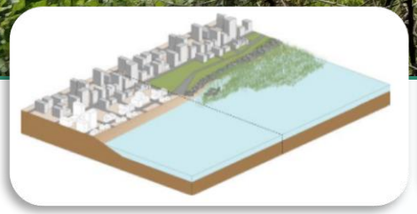


Section through 44th Avenue from 5th Street to Vernon Boulevard

CLIMATE

Case Study: Waterfront Open Space at Hunters Point South Park with both natural and engineered shorelines





Graphics: NYC Planning, Urban Waterfront Adaptive Strategies, *June 2013*
Photo (top): NI, July 2020

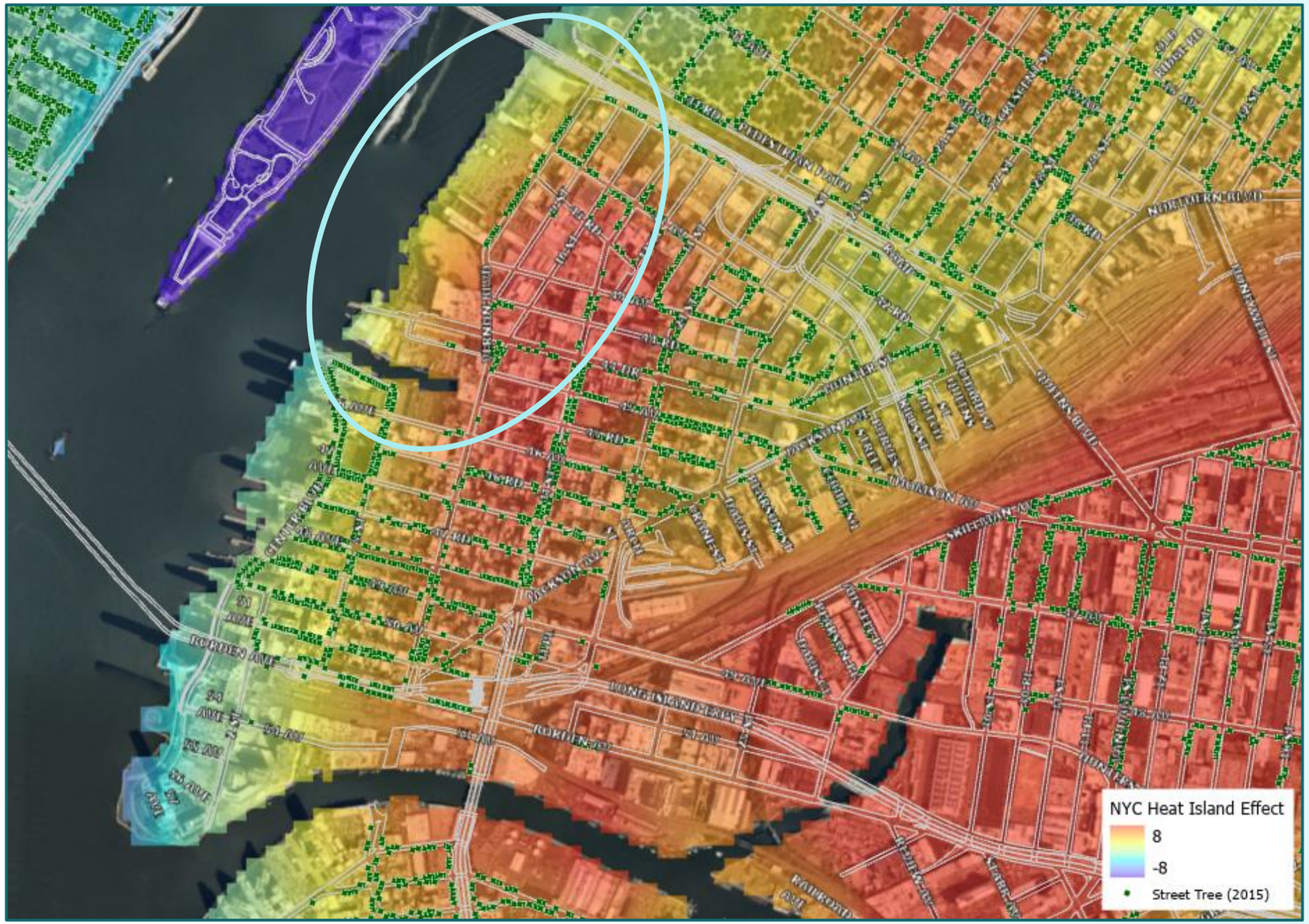
Case Study: South Battery Park City Resiliency Project

Source: Battery Park City Authority, AECOM, NI, Hudson River Foundation, NY-NJ Harbor & Estuary Program, January 2020

Pier A Cove

- Aquatic habitat restoration
- Habitats:
  - Shallow water
  - Subtidal & intertidal vegetation
  - Sloping (riprap)
  - Piles & platform
  - Seawall
- Daylighting of former esplanade element
- Outdoor classroom
- WEDG-verified

In construction, 2023 & 2024



Extreme Heat: Today & By 2050

The IBZ is already experiencing urban heat island effects of up to 8˚F above average for NYC, which will increase over time.

By 2050, research indicates that heat waves will also pose significant risks.

Data Sources: LANDSAT Thermal Data (2009), NYC Department of Parks and Recreation, NYC Department of City Planning, Nearmap, 2024

Proposed Waterfront Access and Cooling Corridor on 44th Avenue

Native, deciduous trees, porous pavement, bike lanes, green roofs, and climate-resilient streetscaping cool the IBZ and welcome waterfront access.

Existing Conditions

Photo: NI, February 2024

CLIMATE

Creating a Framework for Sustainability

Being proactive about climate change and combining both natural and engineered solutions means creating a **sustainable framework connecting throughout Hunters Point North** - from the East River back through the IBZ to commercial and transportation corridors on Jackson Avenue - **bringing people together.**

CLIMATE

RESILIENCY

Be proactive about climate change

- Create multiple lines of resiliency
- Combine natural and engineered solutions

EQUITY

BALANCE

CONNECTIONS

EQUITY

Protect public land for public use

How can public assets be protected?

How can public services be increased and distributed broadly and fairly?

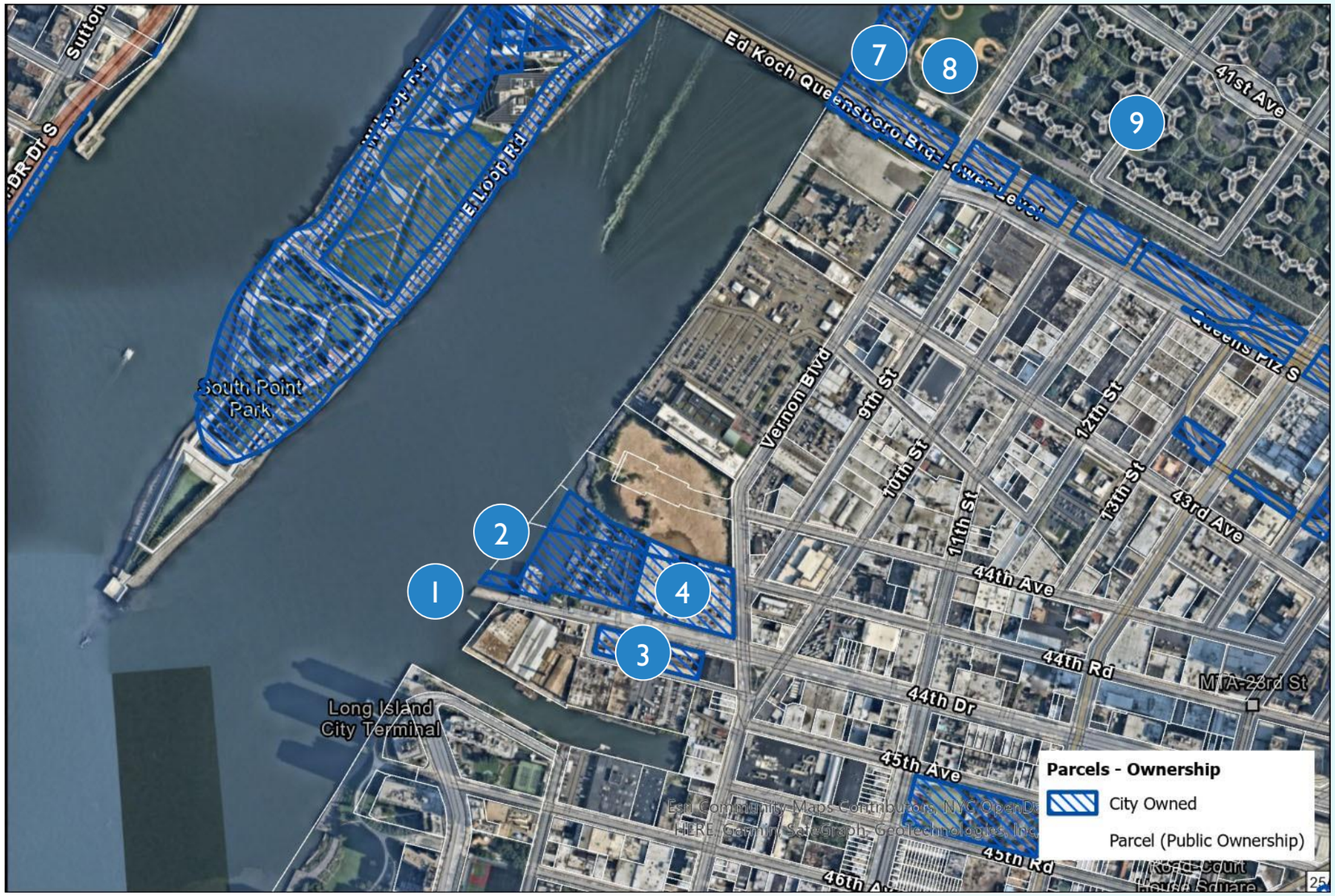
PUBLIC LAND

Data Sources: NYCDCP, Nearmap

Publicly-Owned & Tax-Exempt Properties

1) Pier 44 (NYC DPR)
2) OGS Bureau of Land Mgmt
3) NYC DOT Garage
4) NYC DOE Building
5) ConEd Learning Center
6) NY PowerAuthority (Kerr-McGee Refining Corp)
7) Queensbridge Park (NYC HPD)
8) Queensbridge Park (NYC DPR)
9) Queensbridge Houses (NYCHA)

PUBLIC LAND



NYC-Owned Properties

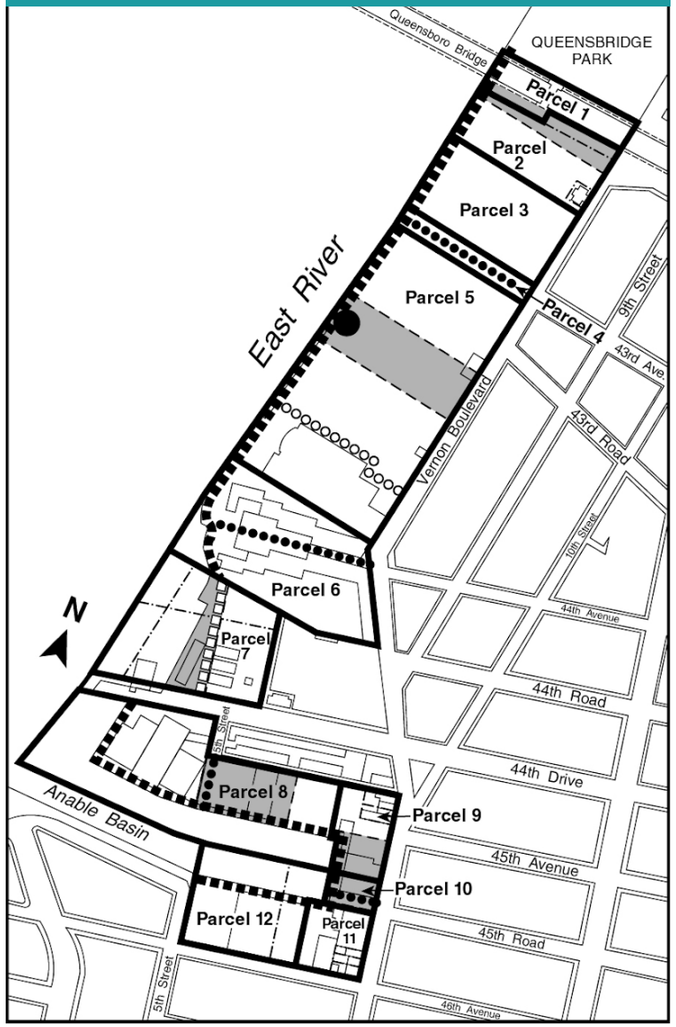
1) Pier 44 (NYC DPR)
2) OGS Bureau of Land Mgmt
3) NYC DOT Garage
4) NYC DOE Building

7) Queensbridge Park (NYC HPD)
8) Queensbridge Park (NYC DPR)
9) Queensbridge Houses (NYCHA)

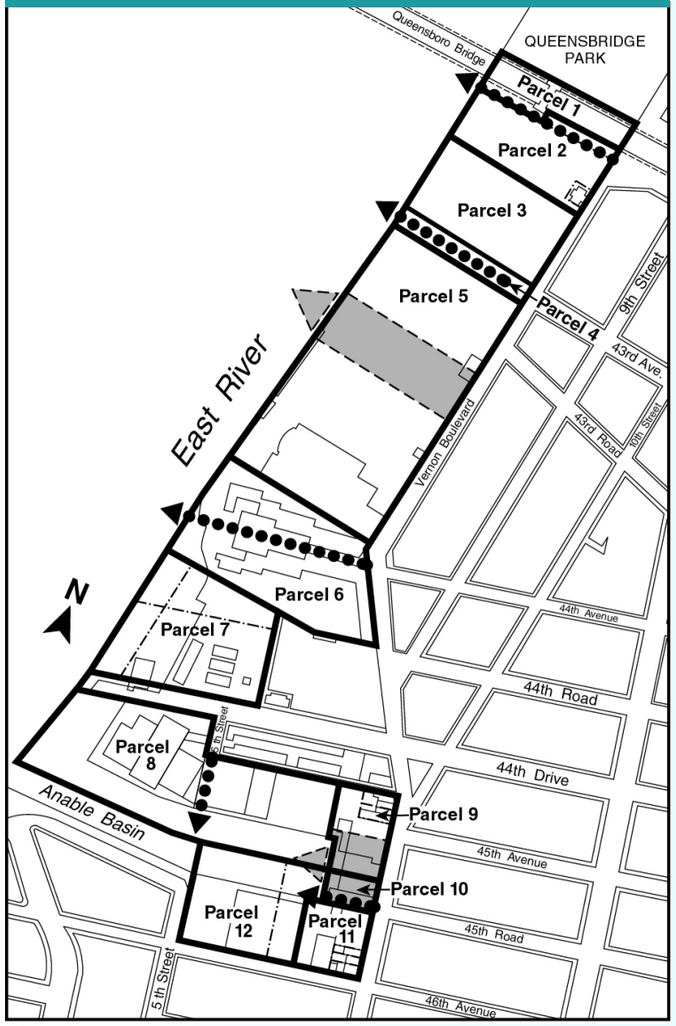
Data Sources: NYC Dept of City Planning, 2023; Nearmap, 2023

PUBLIC LAND

1. Public Access Elements



2. Designated Visual Corridors



Source: Waterfront Access Plan Q-1 - Northern Hunters Point, NYC Zoning Resolution, Maps Q-1b (#62-951f.s) & Q1c (#62-951f.3)

Waterfront Access Plan Q-1: Northern Hunters Point (2011)

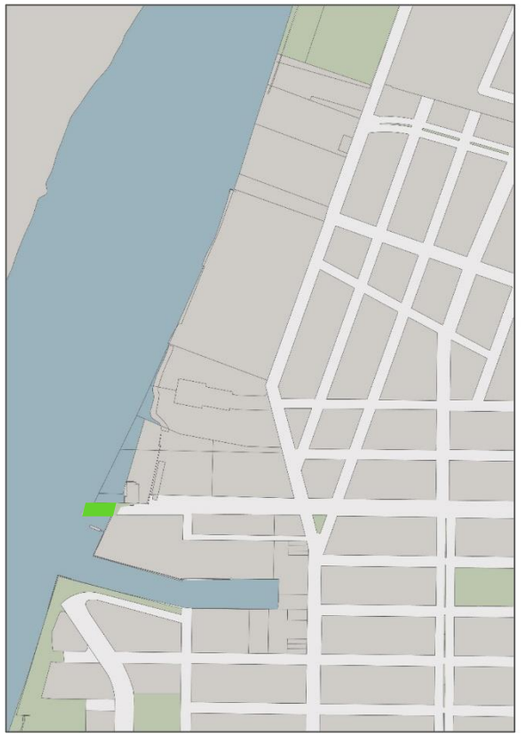
For properties along the NYC shoreline, medium to high density developments with residential, commercial and community facilities must provide at least **15%-20% of their lot area** for public access to and enjoyment of the waterfront.

- Parcel Line
- Shore Public Walkway/ Waterfront Yard
- Shore Public Walkway/ Waterfront Yard (Within Flexible Location Zone)
- Upland Connection (Within Flexible Location Zone)
- Upland Connection (Designated Location)
- Upland Connection (Alternate Permitted Location)
- Supplemental Public Access Area (Designated Location)
- Significant Existing or Approved Building

- Parcel Line
- Visual Corridor (Designated Location)
- Visual Corridor (within Flexible Location Zone)

PUBLIC LAND

How to protect public assets for public use?



Existing Conditions

Only one public use (Pier 44) and one street (44th Drive) with access to the waterfront for ½ mile

Phase I

Existing public land & streets
+ 20% of private properties
= new public waterfront park, shared lines of resiliency, & greenway

Phase II

Existing public streets
+ 20% of tax-exempt and private properties
= rest of public waterfront park, shared lines of resiliency, & more greenway

Pool Land:

Pool publicly-owned land and required public access areas from private zoning lots (15-20%) into **a continuous waterfront park with shared coastal defenses,** including an integrated floodwall, and new public streets.

Capture value*:

Return 50-80% of all new floor area ("gift") in the form of new community facilities & buildings, and public services.

* More information in Next Steps below

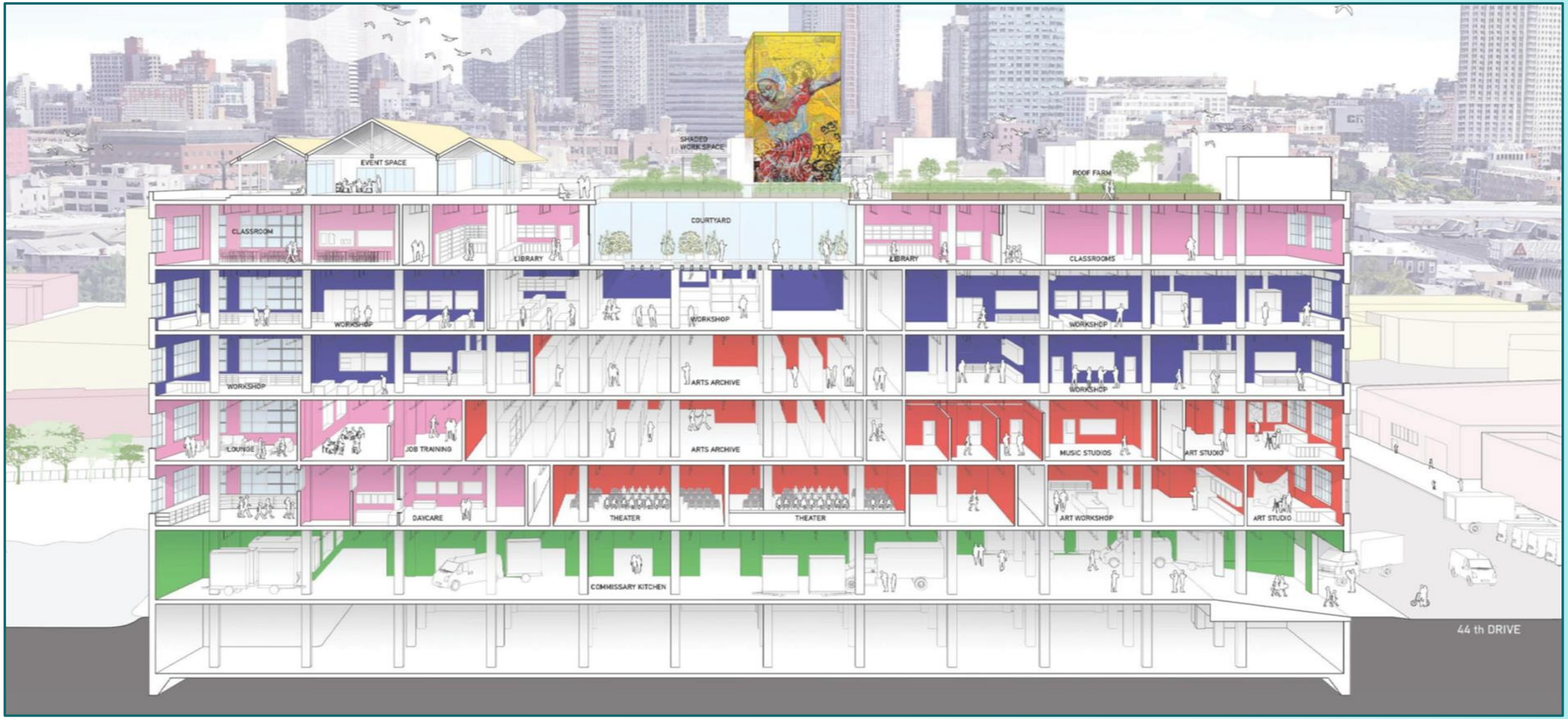
PUBLIC LAND

Vision Plan – Top Ten Proposed Community Facilities & Open Spaces

1. Community Resiliency / Cultural Hub
   & Queensbridge Houses History Museum
2. Pre-School & Health Center
3. Hunters Point North Park
4. Youth Mentoring (possible Cornell-Tech branch)
5. Intermediate School (with swimming pool)
6. Department of Education Building
   a) Job training, classrooms
   b) Workshops, art & podcast studios
   c) Theater, event space
   d) Roof farm, commissary kitchen
7. Anable Cove: Habitat Restoration
8. Elementary School
9. Hunters Point North Plaza (with environmental education center)
10. High School (clustered with PS and IS 78)

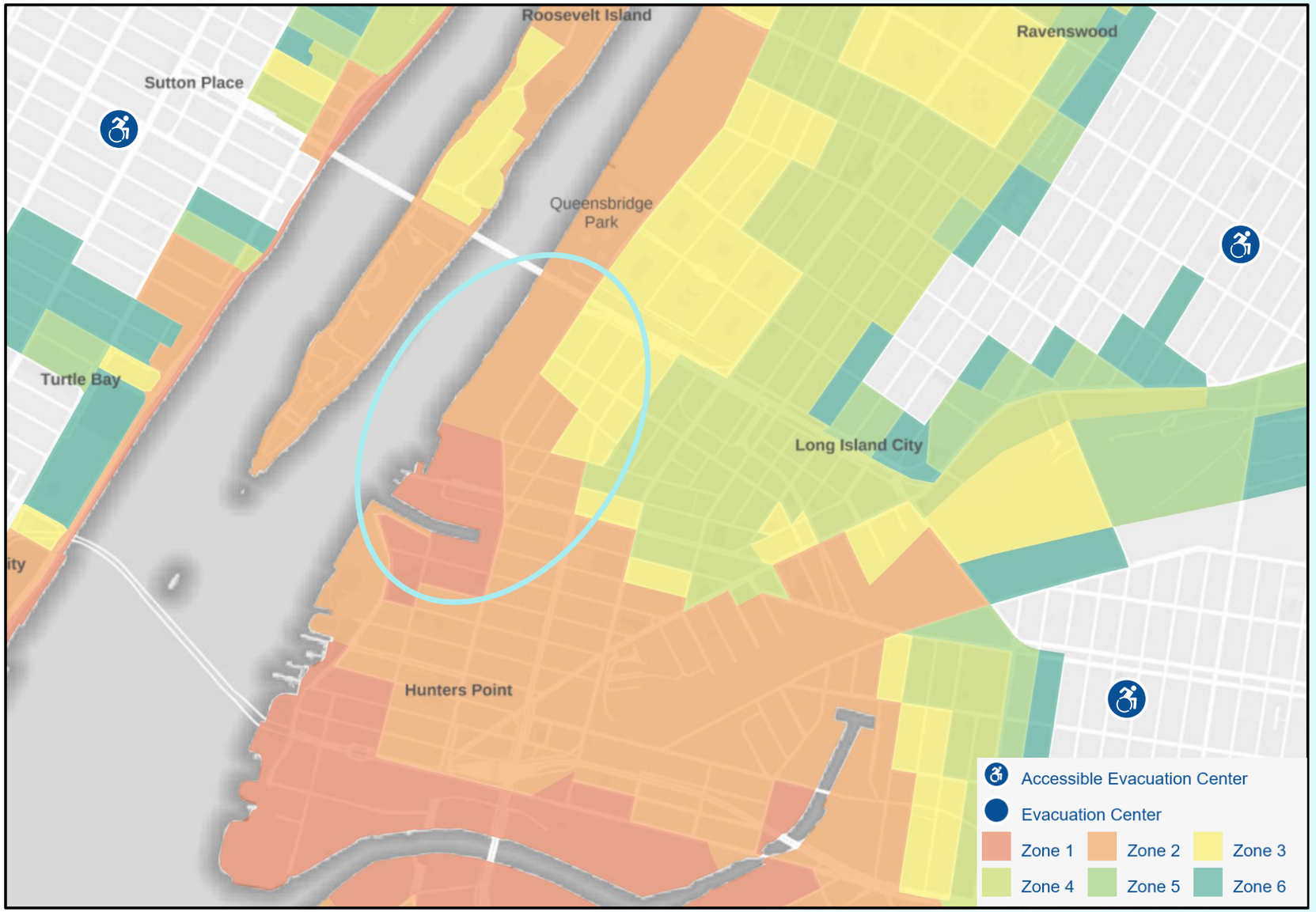
PUBLIC LAND

Queensboro People's Space concept in DOE Building



Source: Feasibility Report, Western Queens Community Land Trust, Bagghee Architects, MHANY Management, Enterprise, April 2022

PUBLIC LAND



Data Source: NYC Evacuation Zone Finder, 2024 (https://maps.nyc.gov/hurricane/#)

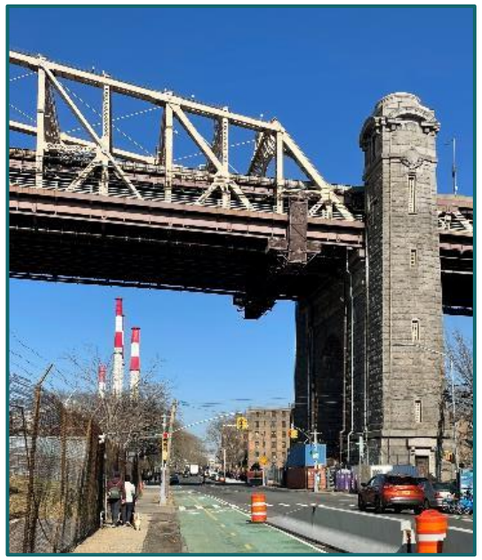
Evacuation Zones

Hunters Point North's waterfront is located in the highest evacuation zones (1 & 2). Areas along the East River and around Anable Basin are at greatest risk.

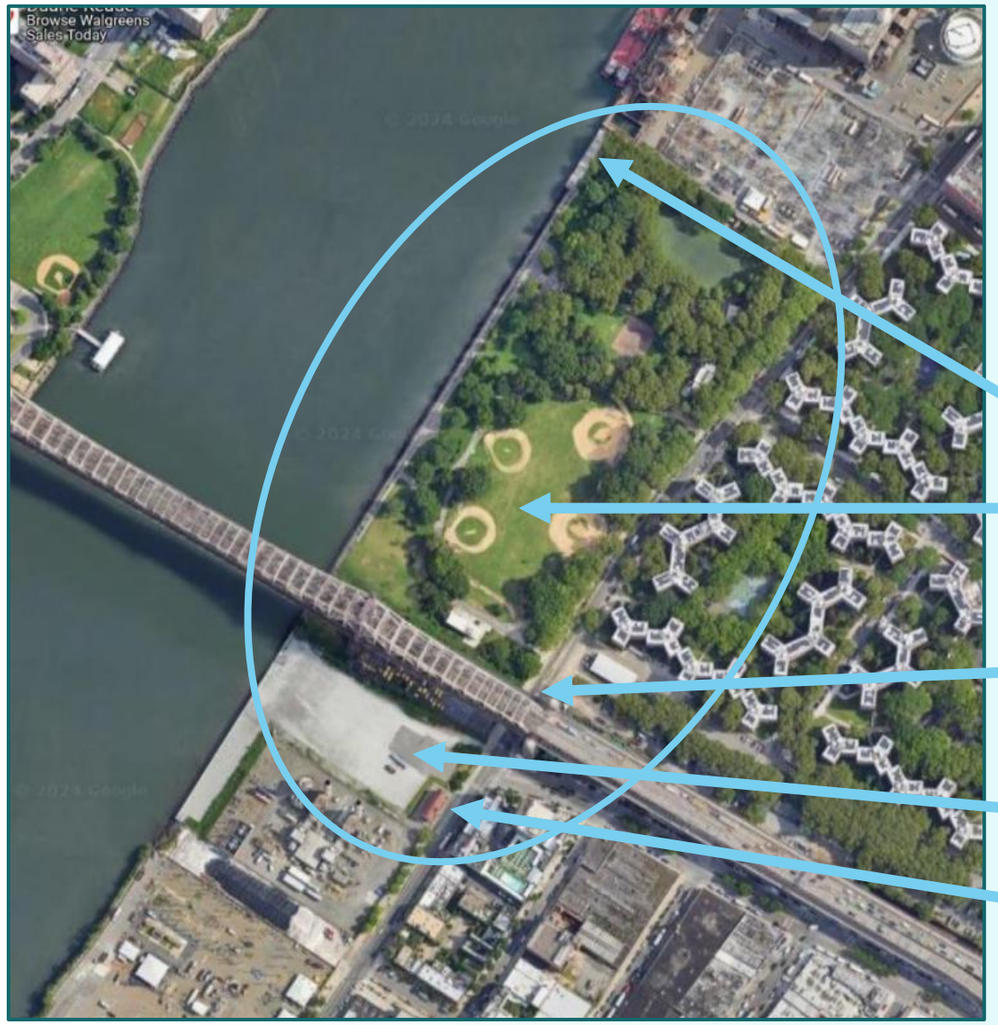
The nearest evacuation center is in Manhattan about a mile away at PS 59 on East 56th Street. In Queens, the nearest centers are about 1.3 miles away through other evacuation zones.

PUBLIC LAND

Community Resiliency Hub & Queensbridge Houses History Museum



Elevators to Queensboro Bridge (top); Terra Cotta Works (bottom). Photos: NI, 2024



- Wharf / Vessel Landing
- Emergency Helicopter Landing
- Elevators to Queensboro Bridge
- Resiliency & Cultural Hub
- Queensbridge Houses History Museum

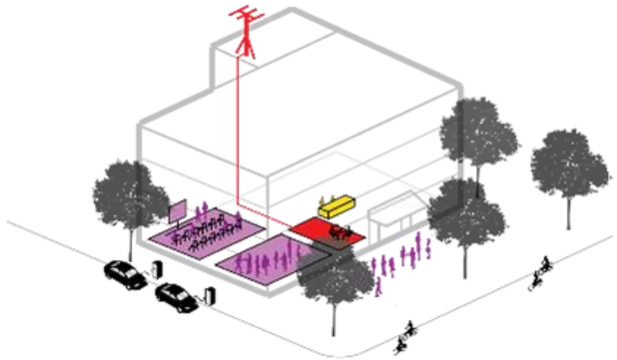
(Aerial Photos: Google Maps, 2024)

PUBLIC LAND

Resilience Hubs build both individual and community resilience

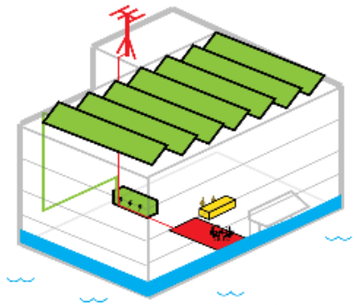
Resilience hubs support everyday community needs
while also being equipped with critical resources in the event of an emergency

STEADY STATE
"Blue Skies"



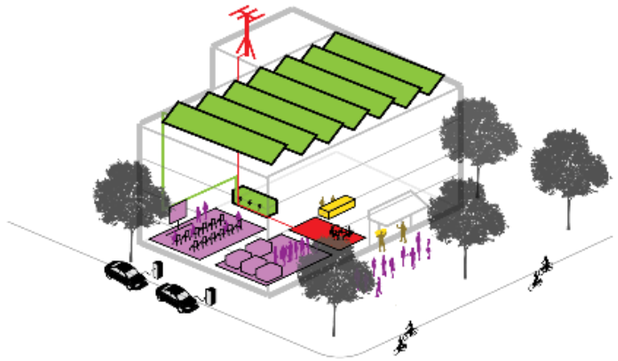
Resource center for
everyday community needs

DISRUPTION
in the event of emergency



Main site to access
information and resources

RECOVERY
after the event

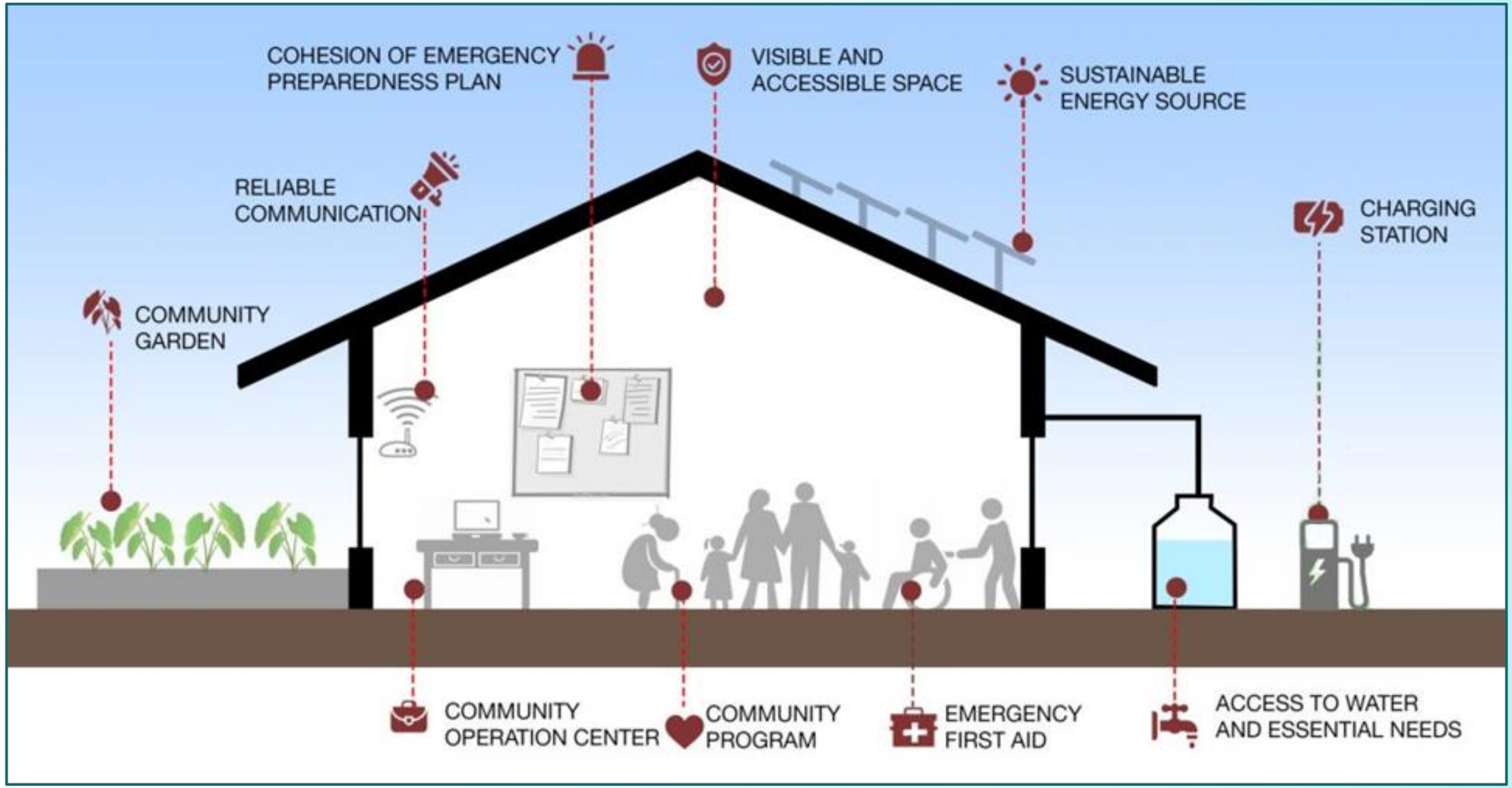


Central point for resources and
for community groups, volunteers, and
aid organizations to coordinate

Source: Community Resilience Hubs, Climate Ready DC, Department of Energy and Environment (DOEE), 2024

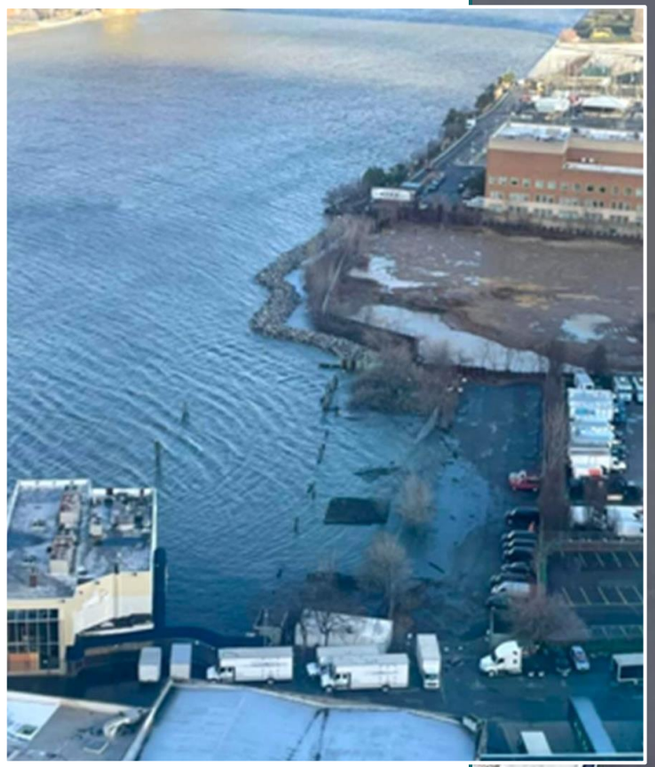
PUBLIC LAND

Resilience Hub Resources



Source: "Action 15" Community Resilience Research, Center for Resilient Neighborhoods (CERENE), 2024

PUBLIC LAND



Source: LICC/HPCC, 2024

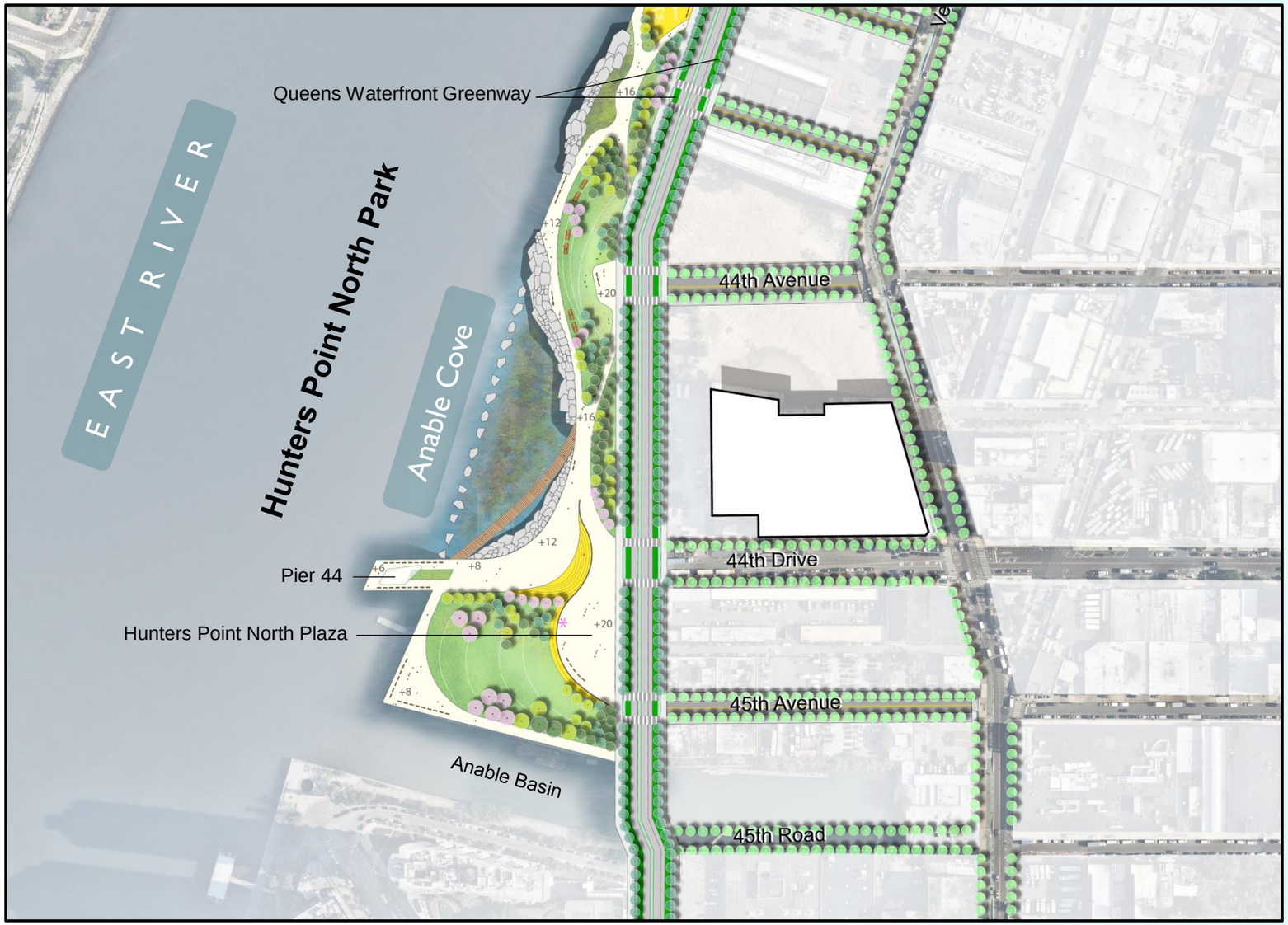
(Aerial Photo: Google Maps, 2023)

Anable Cove: Flooding & Erosion

Flooding in Anable Cove on January 13, 2024 *(far left)* and the area that was underwater after the 6-hour rain event *(left)*.

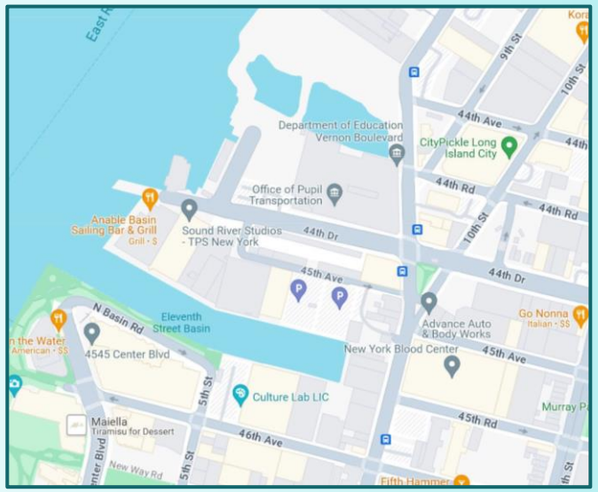
Exploring habitat restoration here may offer opportunities to reduce risks of flooding and to study mitigation for polluted flood waters from Anable Basin *(one block south)*.

PUBLIC LAND



Anable Cove: Habitat Restoration

The natural estuarine landscape of the East River can be preserved and restored with a publicly accessible refuge on public lands.



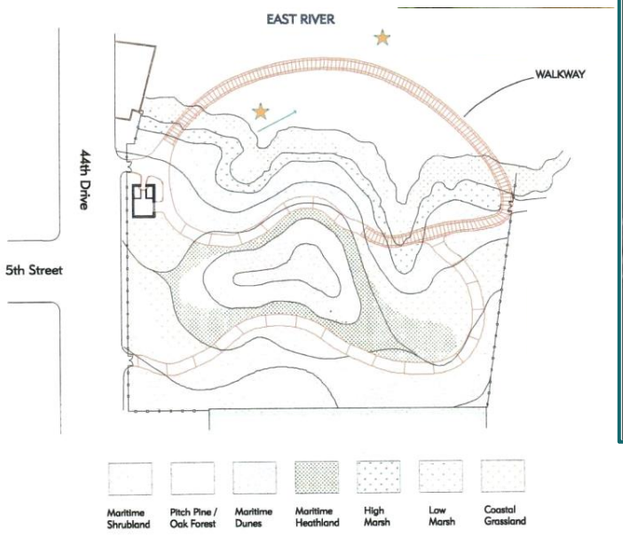
Existing Conditions

(Aerial Photo: Google Maps, 2024)

PUBLIC LAND

ACOE: Habitat Restoration Feasibility Study

Existing Conditions
(Aerial Photo: Google Maps, 2023)



Source: US Army Corps of Engineers, Hudson-Raritan Estuary Environmental Restoration Feasibility Study*; Harlem River/East River/Western Long Island Sound Study Area Report, 2004.*

Potential areas for restoration in Anable Cove are included in the Hudson-Raritan Estuary Comprehensive Restoration Plan.

PUBLIC LAND

Case Study: Bushwick Inlet Park, Brooklyn, NY

Master Plan Rendering, DW, 2023

Tidal Wetland on East River

- Public walkway bridges over wetland while allowing flow of tides and water
- Relationship between bridge and water changes with the tides

PUBLIC LAND

RESILIENCY

Be proactive about climate change
- Create multiple lines of resiliency
- Combine natural and engineered solutions

EQUITY

Protect public land for public use
- Protect all public assets for public use
- Deliver equitable community benefits

BALANCE

CONNECTIONS

BALANCE

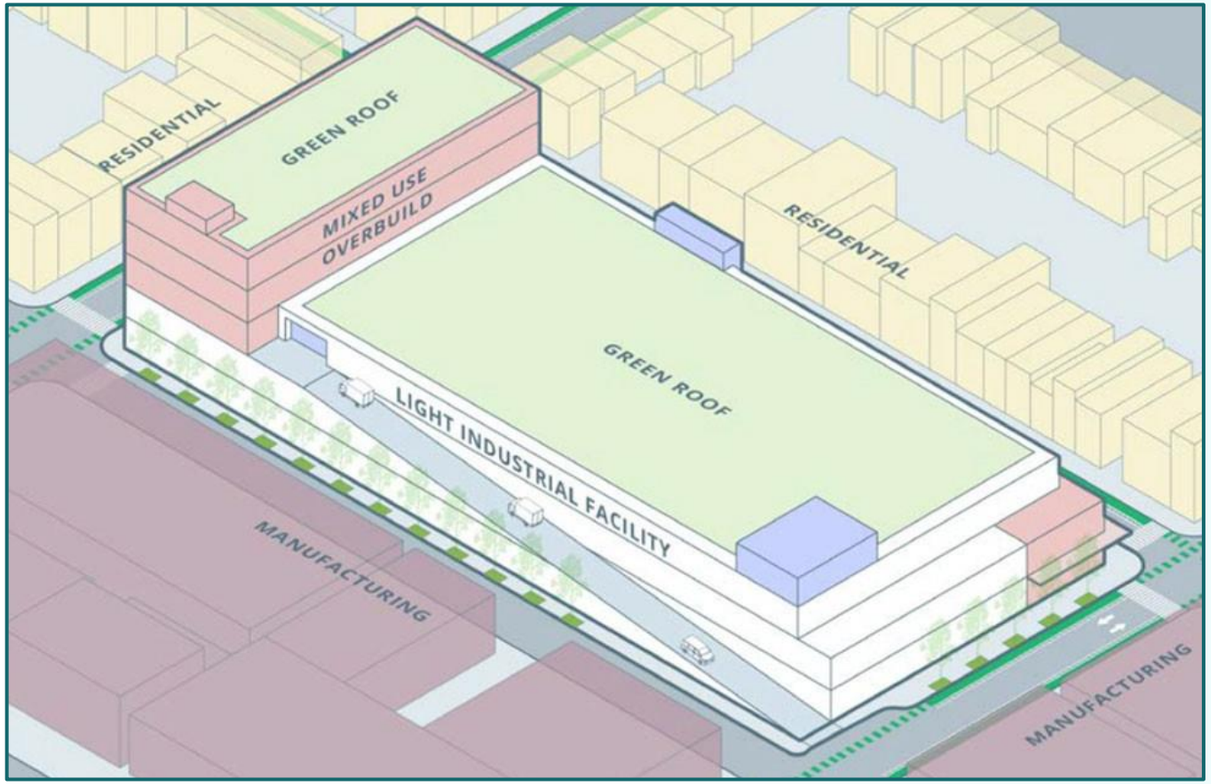
Balance new development with protection for the existing community

How can the existing community be supported to thrive?
How can LIC evolve sustainably?

LIC COALITION
Hunters Point Community Coalition

Balancing Innovative Industries and Live / Work

Innovative light industrial uses are becoming more green, quiet, and non-polluting. They add value to the existing ecosystem of productive businesses in the IBZ, and balance well with live/work.

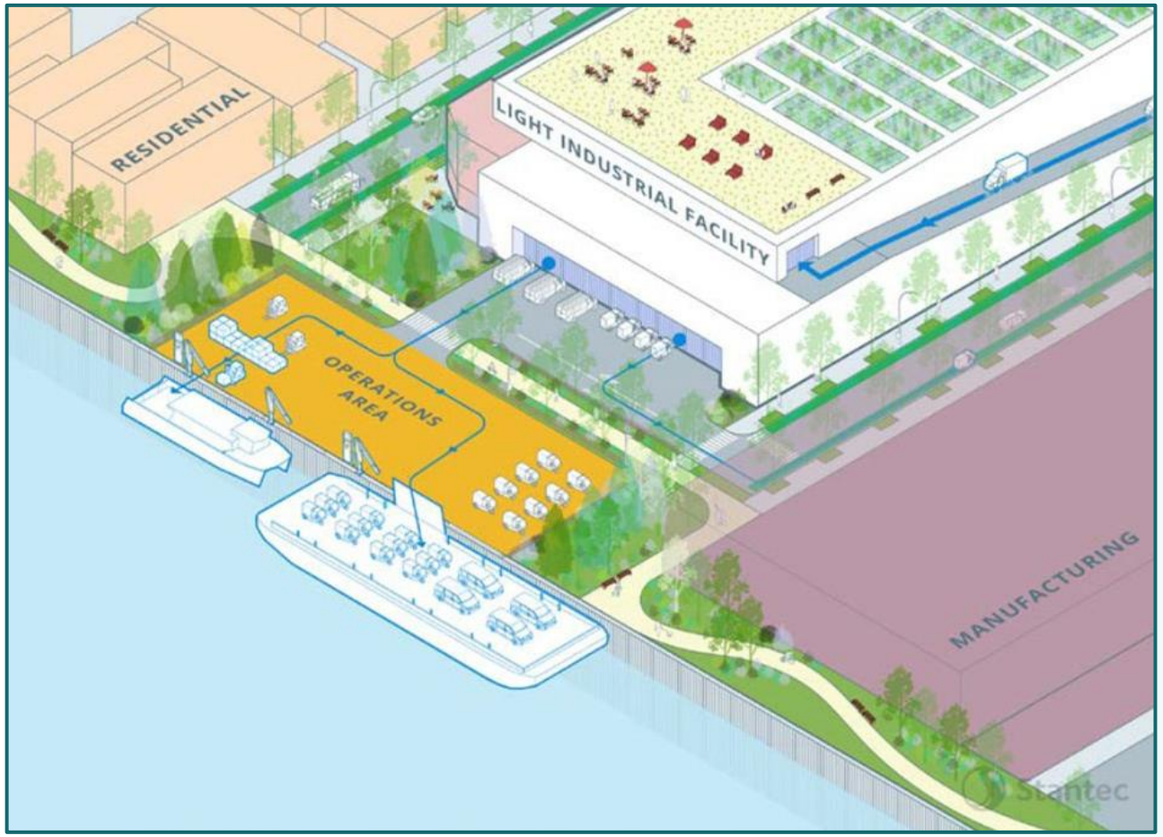


Illustrative diagram of Industrial Edge Interface/Spatial and Massing Features from *Delivering the Goods: NYC Urban Freight in the Age of E-Commerce*
(Source: AIA NY and Stantec, November 2022)

Brasserie de la Senne, Brussels, Belgium
(Source: Design Boom.com, 2024)

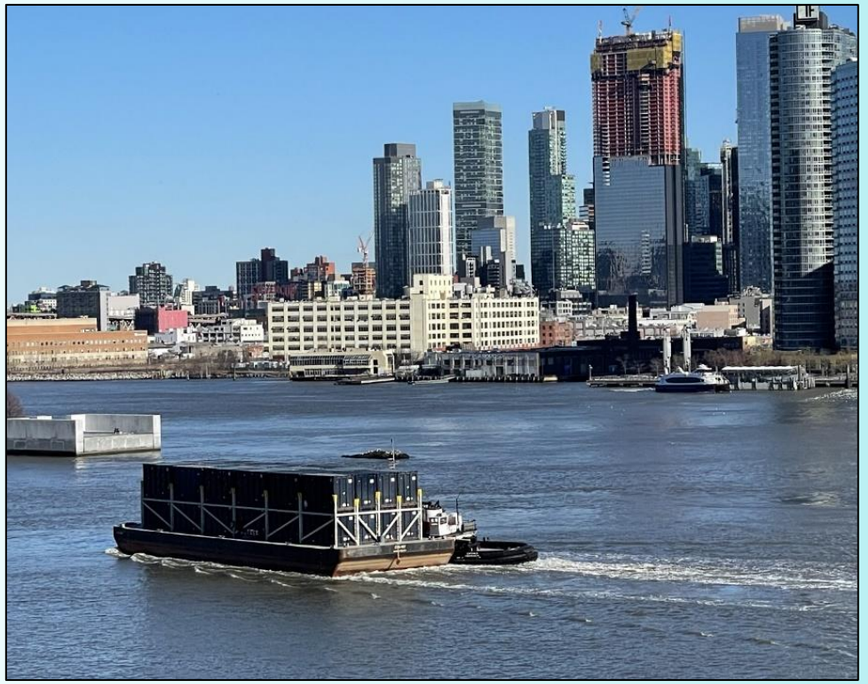
BALANCE

Balancing Innovative Industries and Live / Work



Illustrative diagram of Industrial Edge Interface/Design Features from *Delivering the Goods: NYC Urban Freight in the Age of E-Commerce*
(Source: AIA NY and Stantec, November 2022)

A new marine facility for the movement of supplies and products (including E-commerce) would provide benefits to both light industrial and live-work uses. It would also reduce pollution from trucks and decrease the tangle of traffic choking Queensboro Bridge.



Barges move freight on the East River near Hunters Point North
(Photo by NI, March 2024)

BALANCE

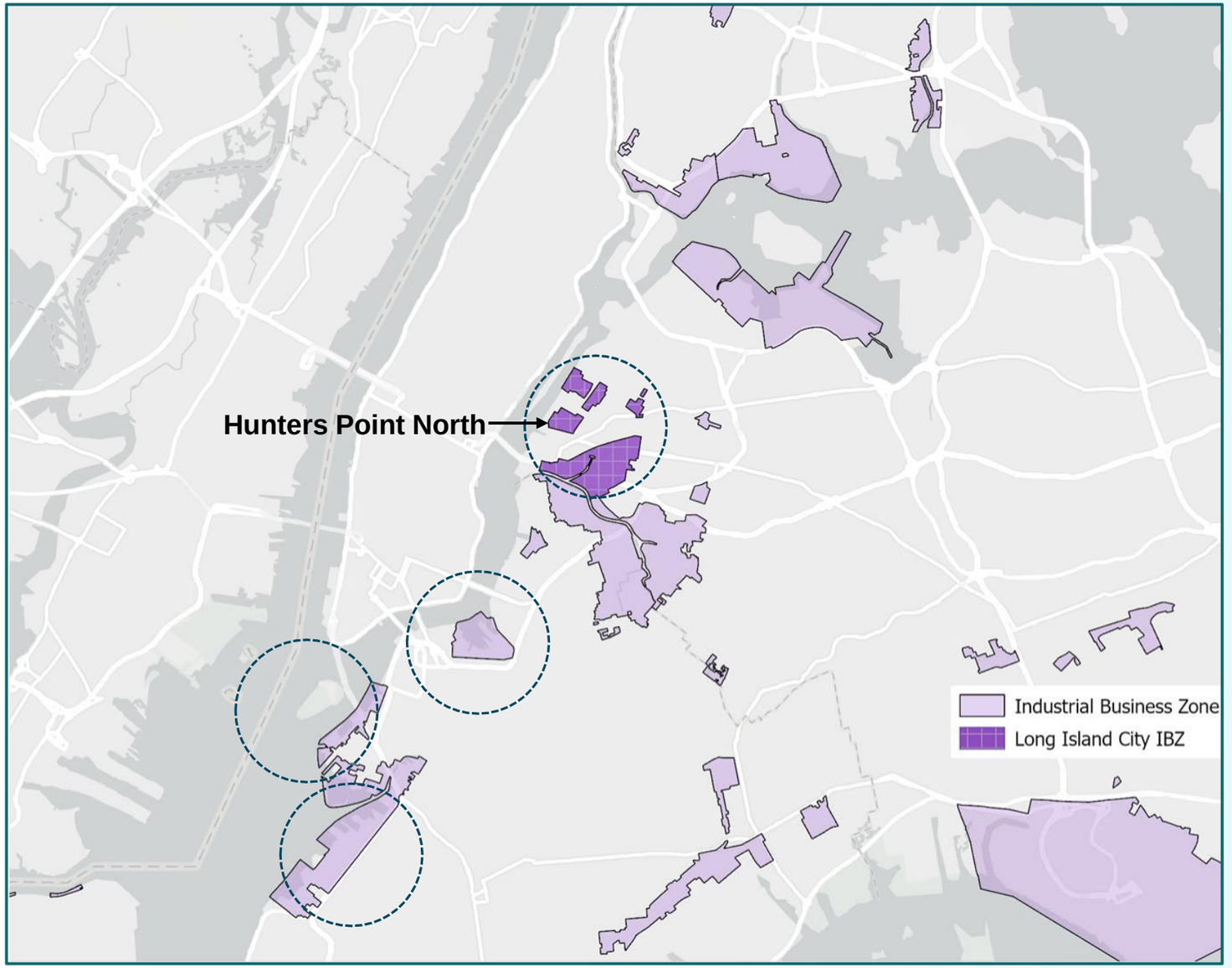
Proposed Blue Highway & Innovation Coast

To activate the waterways, a new East River dock would support New York City's Blue Highway initiative to **"move from road to river."**

View from East River looking east to Industrial Business Zone (IBZ)

NYC DOT & NYCEDC Program:

- Sustainable movement of goods
- Modernize existing marine facilities
- Shift freight from road to water
- Reduce reliance on trucks, traffic congestion and air pollution
- Reduce greenhouse gas emissions
- Expand access to waterfront
- Sustainable delivery for 'last mile' that minimizes impacts to neighboring communities

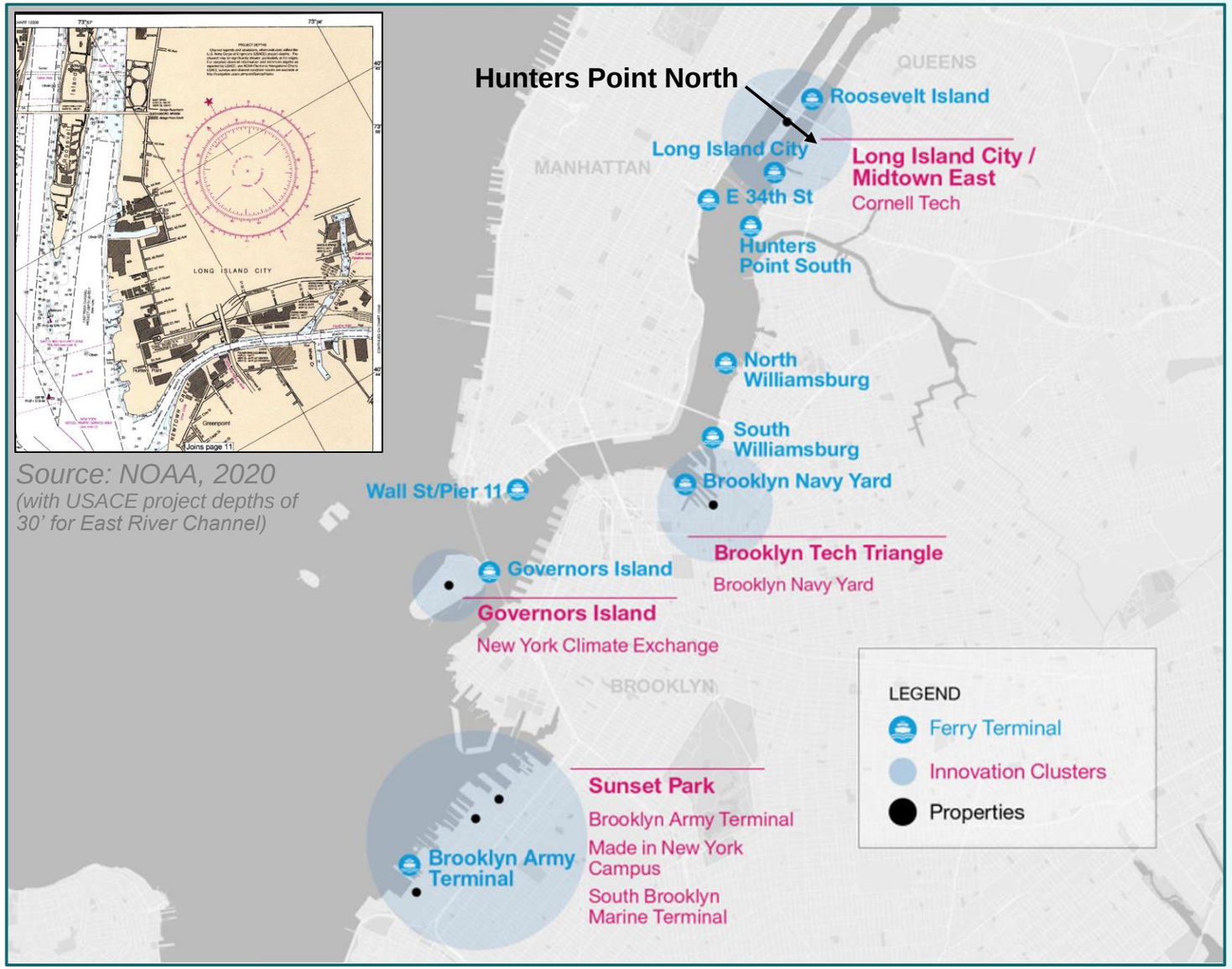


Source: NYC Economic Development Corporation, 2023

Industrial Business Zones (IBZs)

The Industrial Business Zone (IBZ) in Hunters Point North is part of a series along the East River and Upper Bay. Creating an access point for maritime pickup and delivery of goods and materials will connect local businesses to the working waterfront and increase economic opportunities for existing and future businesses.

BALANCE



Source: NOAA, 2020
(with USACE project depths of 30' for East River Channel)

Source: NYC Economic Development Corporation, Innovation Coast, 2023

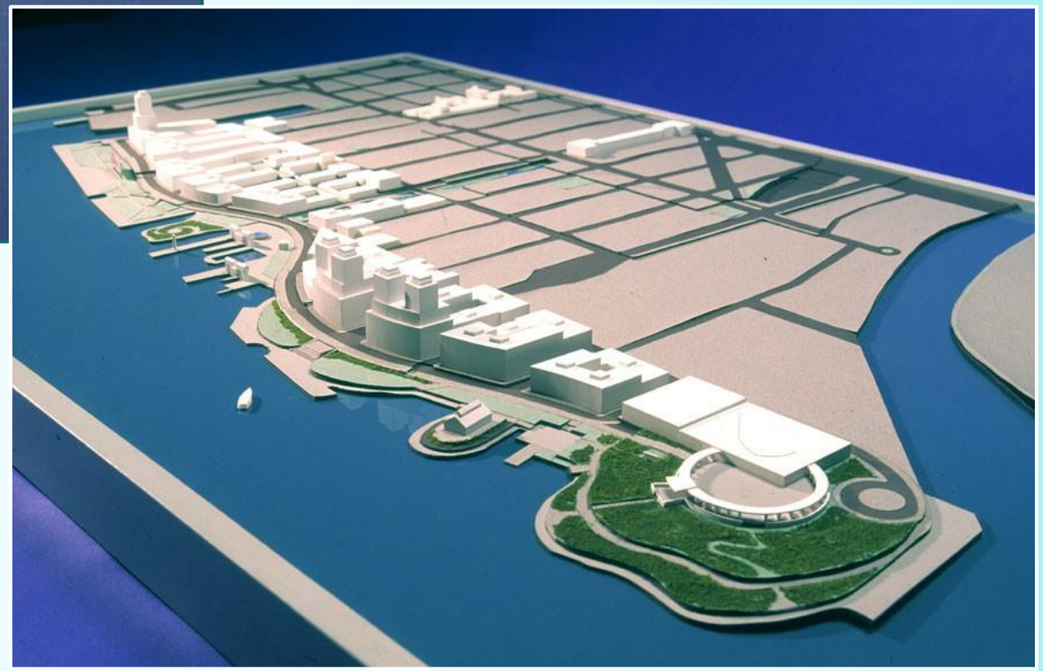
NYCEDC Innovation Coast

This well-funded initiative connects clusters of innovative uses along the East River and Upper Bay. The proximity of the Hunters Point North IBZ to the East River and the northern limit of the East River Channel makes it a **strategic regional economic access point** for the City to integrate the Blue Highway and Innovation Coast initiatives in Queens.

BALANCE

Low-Rise / High-Density & Human Scale (1991)

Low-rise/high-density is illustrated in these scale models of *Hunters Point Waterfront Alternate Plan,1991*



Low-rise/high-density effectively balances new development with the existing community and maintains a human scale.

BALANCE

Case Study: Human Scale - Stockholm Wood City, Sweden

Highly sustainable, cross-laminated timber construction helps give Stockholm Wood City its human scale

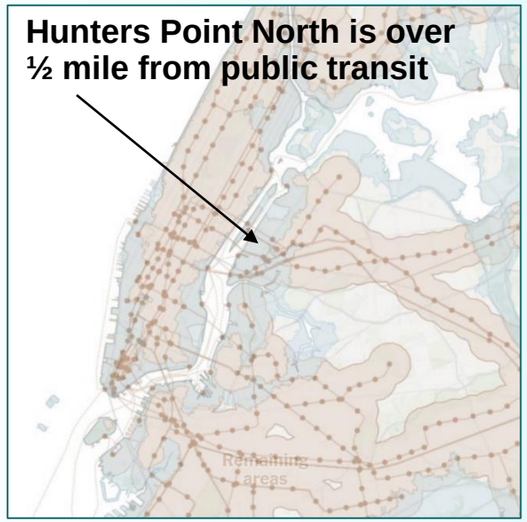
(Source: World Economic Forum, July 2023)

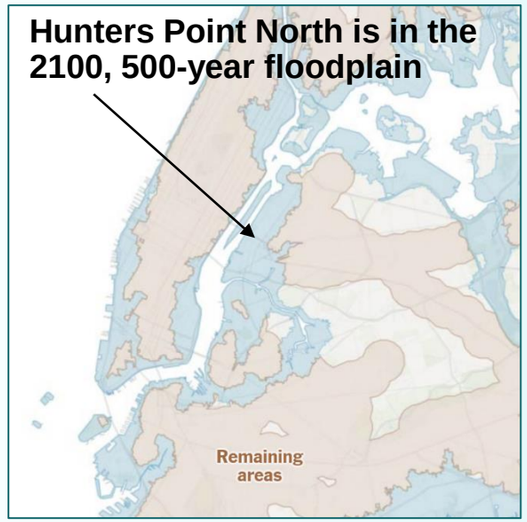
BALANCE

What about housing?

LICC/HPCC supports:

- Sustainable, equitable housing supported by 21st century public infrastructure, open spaces, transportation, and community services;
- Deeply affordable, well-maintained housing built outside the 2100 floodplain in balance with the existing low-rise/high-density neighborhood and connected to LIC's vibrant mixed-use community.





"…More than a million New Yorkers would have a roof over their head that they could afford, **near transit and away from flood zones**, all while maintaining the look and feel of the city."

We agree with this study showing that more than 500,000 new homes can be added in New York City without building in any areas at risk for flooding* today or in the future.

* based on the NYC Flood Hazard Mapper .2% annual chance of flooding in 2100

Source of quote and images: Chakrabarti, Vishaan. "How to Make Room for One Million New Yorkers," The New York Times, December 30, 2023.

BALANCE

Case Study: BedZED (Beddington Zero Energy Development), London

- Carbon neutral community
- Live / work spaces
- Variety of apartment sizes
- 20-year record of success

(Source: ZEDFactory.com, 2002)

BALANCE

RESILIENCY

Be proactive about climate change
- Create multiple lines of resiliency
- Combine natural and engineered solutions

EQUITY

Protect public land for public use
- Protect all public assets for public use
- Deliver equitable community benefits

BALANCE

Balance new development with protection of existing community
- Invest in existing residents & businesses first
- Grow sustainably & safeguard human scale

CONNECTIONS

CONNECTIONS

Strengthen sustainable connections

How can urban connections be improved?
In a sustainable way with low-carbon solutions?

CONNECT

Urban Context and Key Landmarks

(Aerial Photo: Google Earth, 2024)

CONNECT

Low Carbon: Proposed Intermodal Connections

The proposed NYC Ferry landing at Queensbridge Park is closest to the subway north of Queensboro Bridge (under 10 mins. walk)

1/10 Mile Walk (Under 5-mins walk)

1/4 Mile Walk (5-minute walk)

1/2 Mile Walk (10-minute walk)

CONNECT

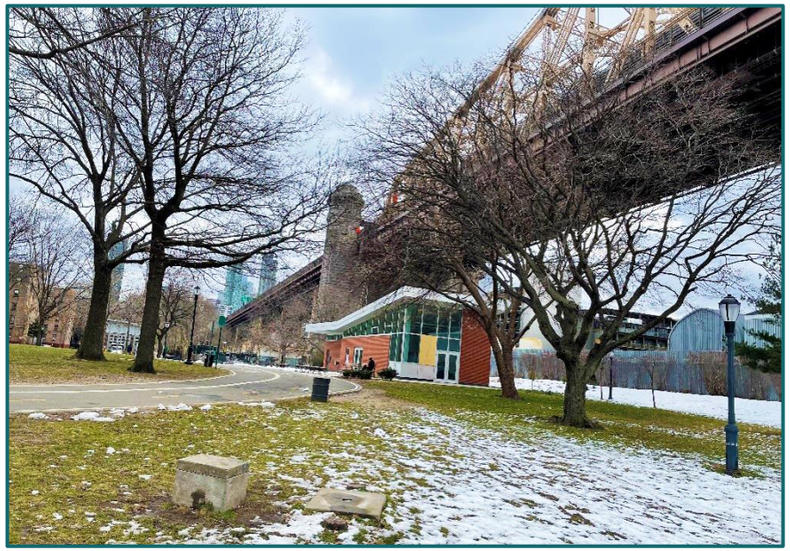
Data Sources: NYC Department of City Planning (DCP); NYC Department of Transportation (DOT), 2024

Low-Carbon: Proposed Active Transportation

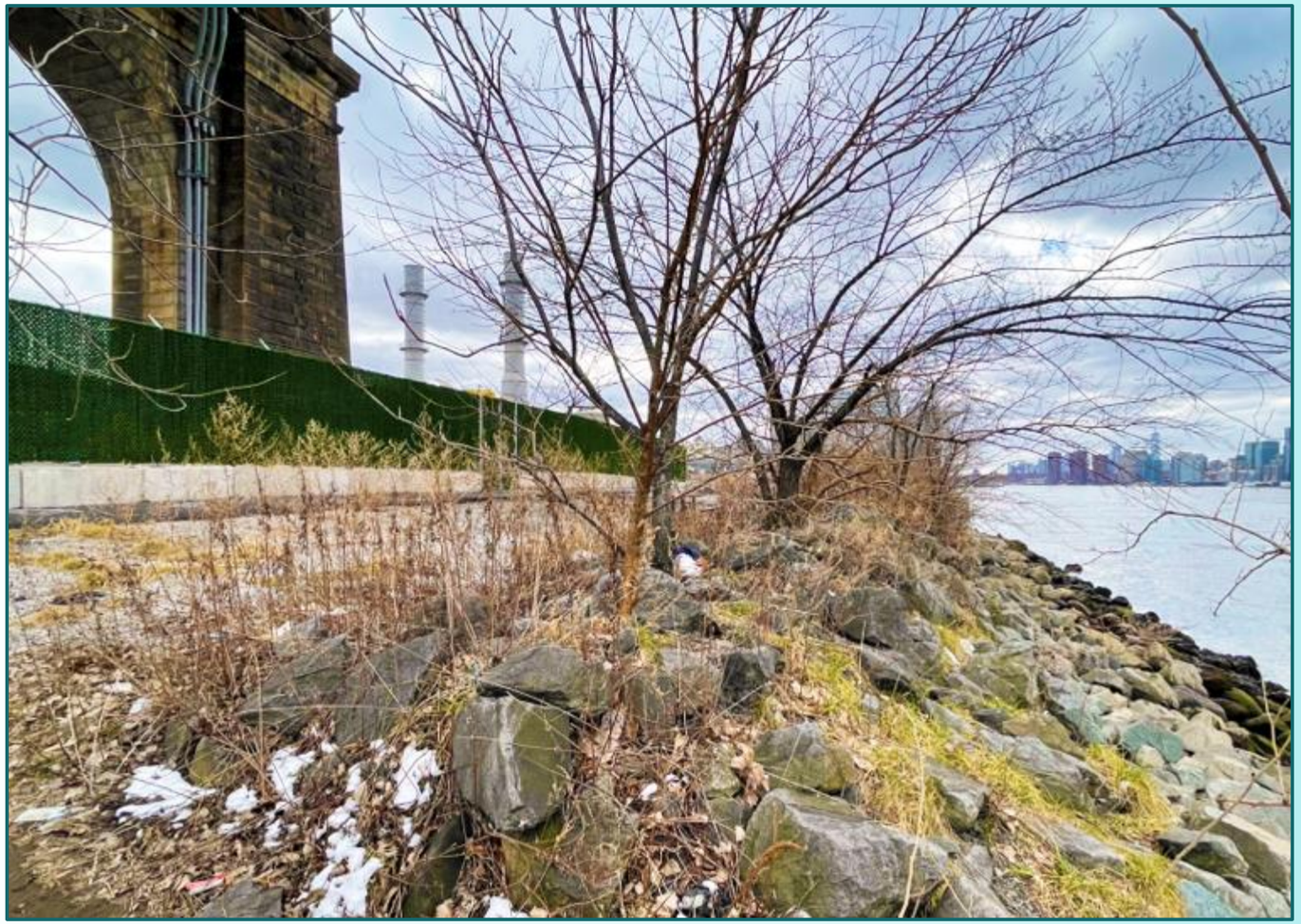
- New N/S Queens Waterfront Greenway on 5th Street connects to the larger bike network in the neighborhood
- New E/W bike lanes connect back to Vernon Boulevard
- E Cyclists can access Queensboro Bridge via restored elevators at Vernon Boulevard

CONNECT

Link public waterfront greenways under Queensboro Bridge



Existing waterfront walkway (top) and existing bikeway (bottom) *(Photos: NI, February 2024)*

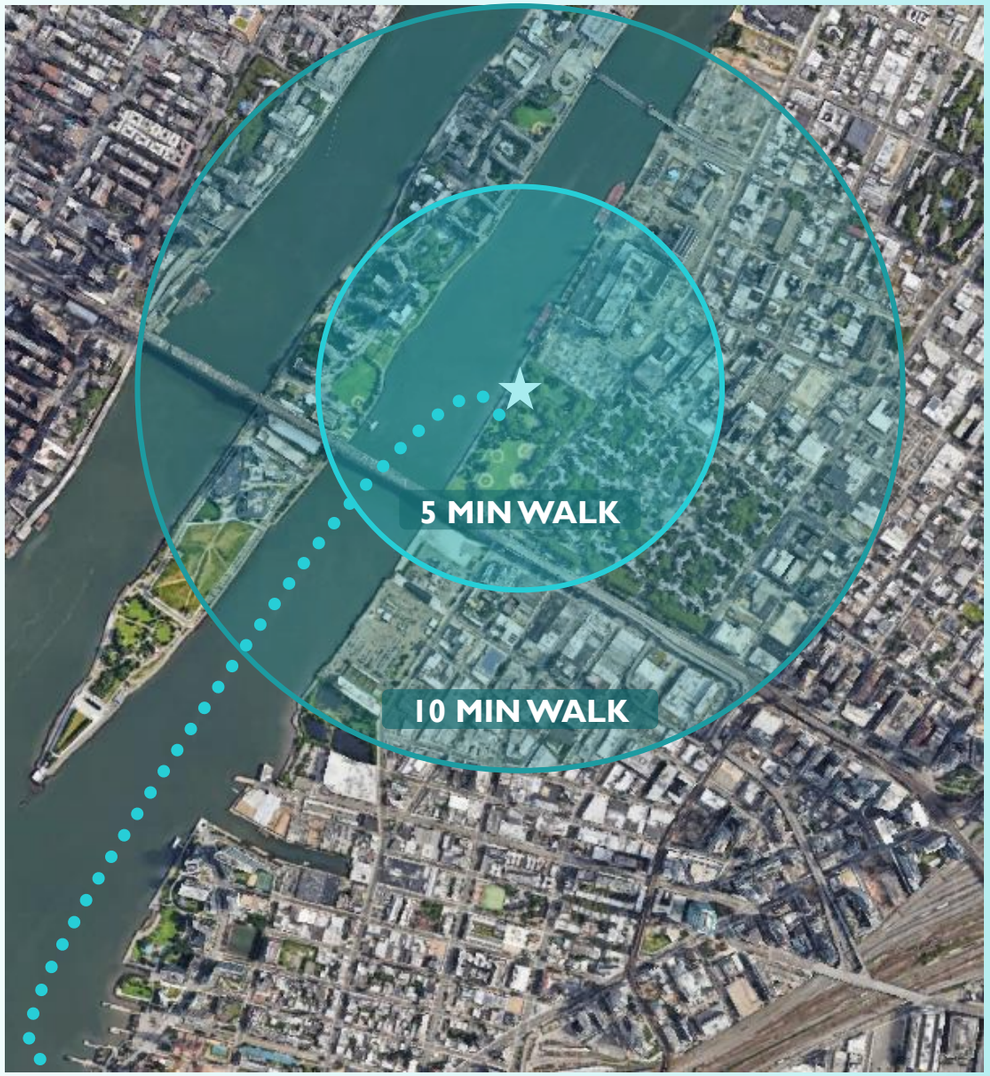


Site of potential links for Queens Waterfront Greenway *(Photo: NI, February 2024)*

CONNECT

Low Carbon: Proposed Ferry Extension

NYC Ferry, Route Map, 2024



(Aerial Photo: Google Maps, 2024)

CONNECT

Queensbridge Ferry Landing

Proposed ferry landing at renovated wharf in Queensbridge Park adjacent to East River public walkway

Shared bike and pedestrian path to wharf

Access from Vernon Boulevard

(Aerial Photo: Google Maps, 2024)
All other photos: NI, February 2024

CONNECT

RESILIENCY

Be proactive about climate change
- Create multiple lines of resiliency
- Combine natural and engineered solutions

EQUITY

Protect public land for public use
- Protect all public assets for public use
- Deliver equitable community benefits

BALANCE

Balance new development with protection of existing community
- Invest in existing residents & businesses first
- Grow sustainably & safeguard human scale

CONNECTIONS

Strengthen sustainable connections
- Connect with low carbon solutions
- Move from road to river

NEXT STEPS

Continue to develop and implement this community's vision

NEXT STEPS

Next steps to turn this community's vision into a resilient reality

Building on the momentum of this community-based planning process, it is essential to continue **meaningful community participation** and ensure sustained resources.

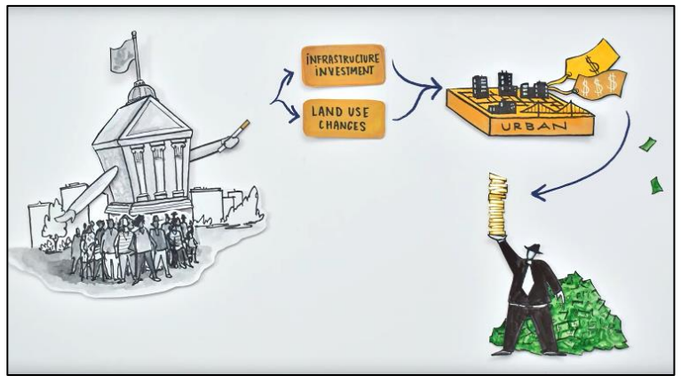
Some priorities are:

1) designing a **land value capture** program;
2) exploring **technical feasibility** and collaborating with the public and private sectors on an **action plan** for implementation;
3) developing a **comprehensive framework for sustainability** in Hunters Point North to help make LIC more resilient, equitable and vibrant.

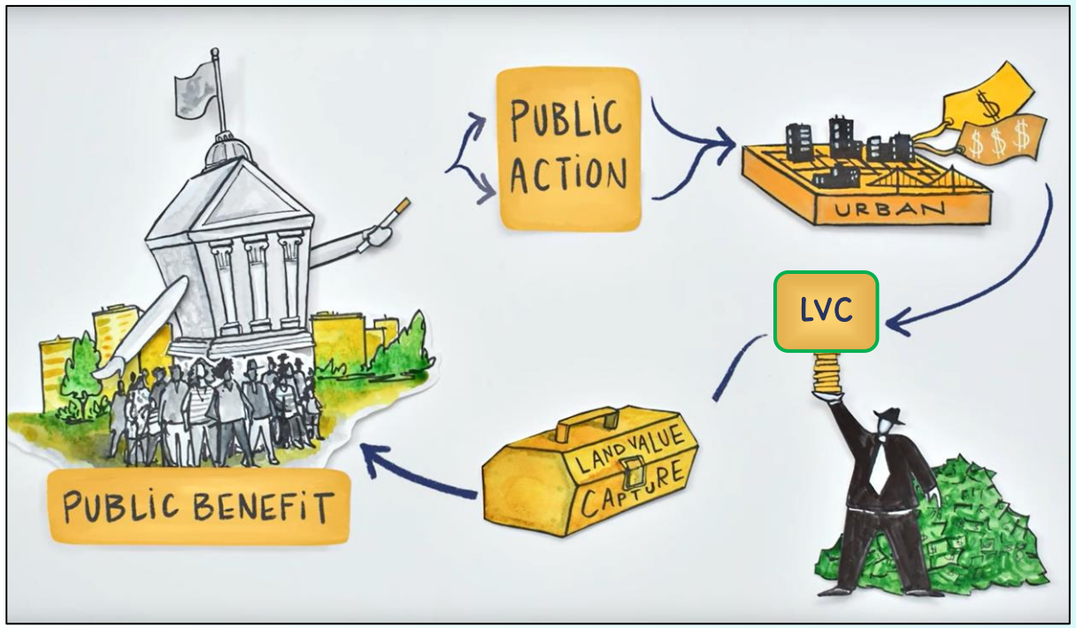
Hunters Point North Vision Plan for Resiliency
(Aerial Photo: Google Maps, 2024)

What is Land Value Capture?

Land value capture (LVC) means returning funds to the public from the people who benefit by the increase in the value of their properties because of public investments, such as improved infrastructure or land use changes - like rezoning.



<u>Without</u> LVC:
public investments benefit owners and developers who contributed nothing to them.



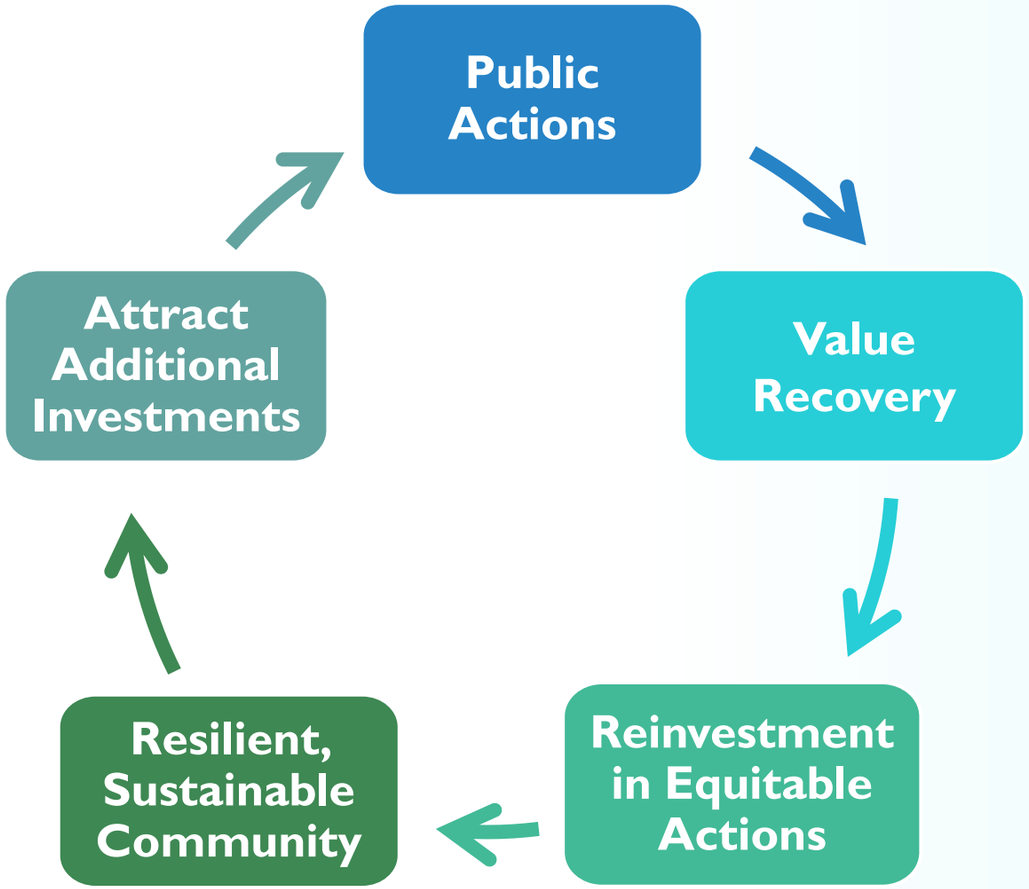
<u>With</u> LVC:
public benefits are generated in return for public actions through value capture mechanisms.

Images: Lincoln Institute of Land Policy, Land Value Capture, Explained *(https://www.youtube.com/watch?v=r-MAnl0BPFU)*

Source: OECD/Lincoln Institute of Land Policy, PKU-Lincoln Institute Center (2022),
<u>Global Compendium of Land Value Capture Policies</u>, OECD Regional Development Studies, OECD Publishing, Paris.

NEXT STEPS: 1

How does Land Value Capture work?



Land value capture (LVC) creates a virtuous circle by reinvesting retrieved value from public actions into tangible public benefits.

Some **tools** for LVC are:

- Climate resiliency funds
- Charges for development rights
- Land readjustment (land pools)
- Infrastructure levies

Gentrification can be offset by recapturing value and **reinvesting back into the community** for equitable actions, such as green infrastructure, rent caps, business grants, workforce training, etc.

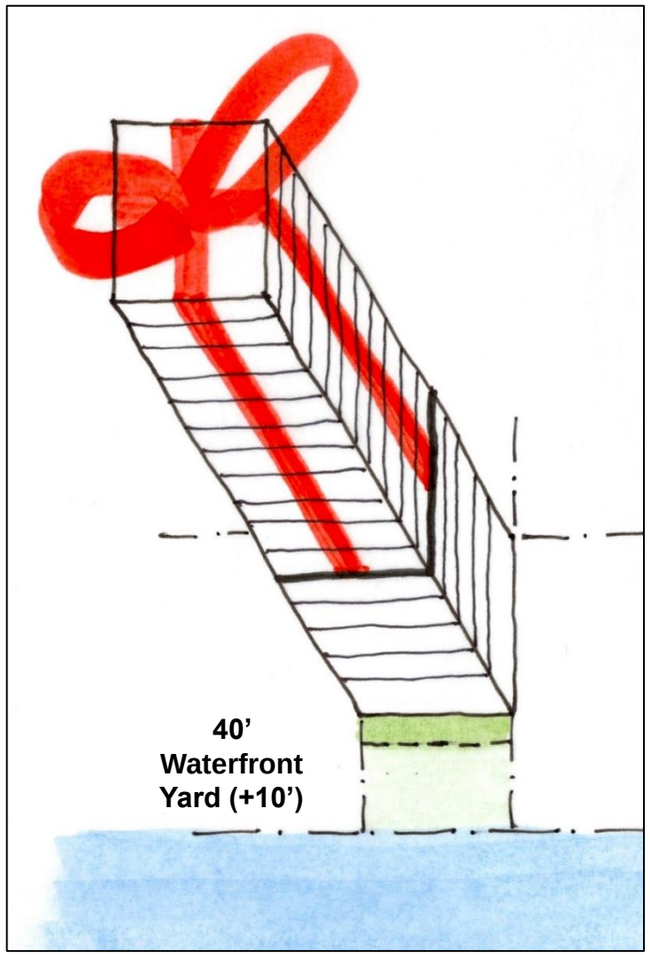
Source: OECD/Lincoln Institute of Land Policy, PKU-Lincoln Institute Center (2022), Global Compendium of Land Value Capture Policies, *OECD Regional Development Studies, OECD Publishing*

NEXT STEPS: 1

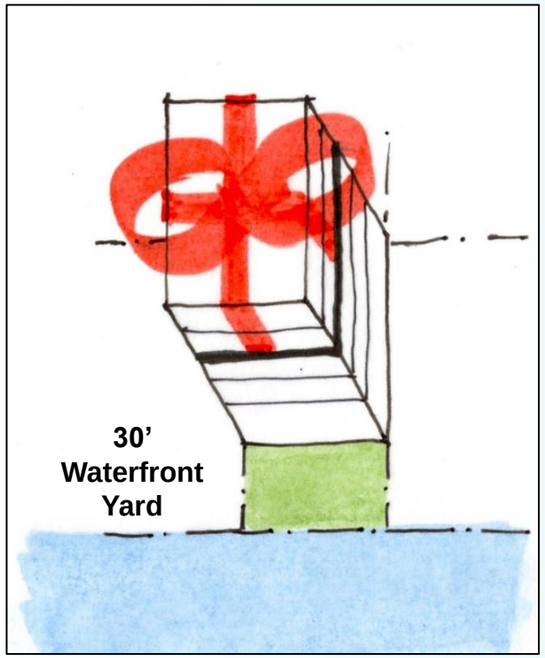
"As of Right" & Upzoning in NYC

Upzoning a property from its current ("as-of-right") zoning gives the property owner a **GIFT**: the right to build more floor area on the lot by increasing the floor area ratio (FAR).

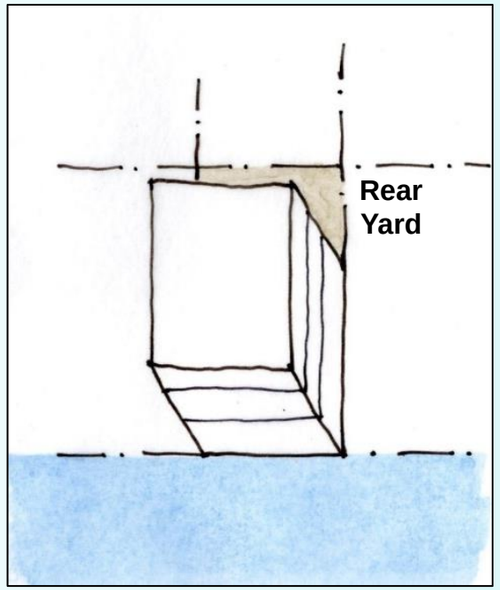
Note: Lot size multiplied by FAR = allowable floor area.



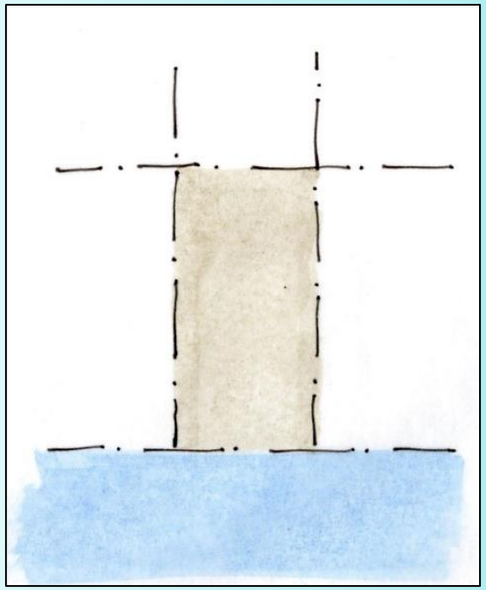
Upzoning +8
(R or C zone with 10 FAR)



Upzoning +1.6
(R or C zone with 3.6 FAR)



"As-of-right"
(M zone with 2 FAR)



Property

NEXT STEPS: 2

Action Plan for Resiliency in Hunters Point North

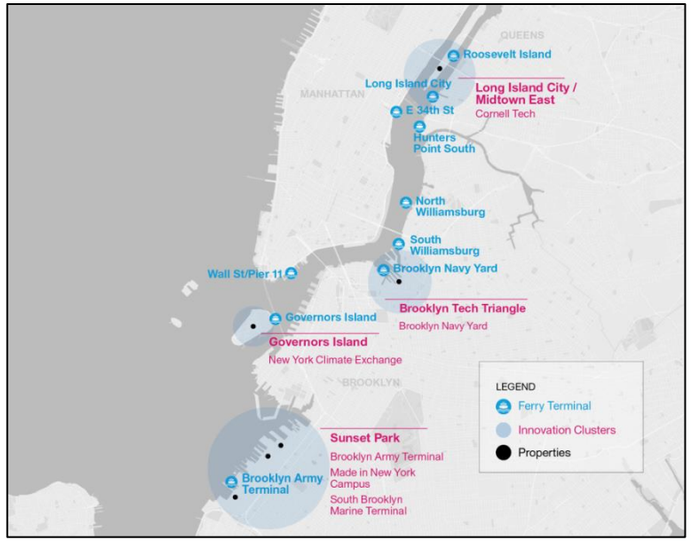
Potential projects that would support the goals and principles of the community are suggested in the Vision Plan. Some of these need further exploration for technical feasibility and potential alternatives:

- ***NYC Ferry Landing at Queensbridge***
- ***Habitat Restoration at Anable Cove***
- ***Flood Mitigation at Anable Basin***

There are also a number of potential projects in the Vision Plan that could bring public and private sectors together for **collaborations with the community** to create mutually beneficial action plans for implementation:

- ***Community Resiliency Hub***
- ***Innovation Coast***
- ***Blue Highway***
- ***Green Infrastructure for IBZ***
- ***Queensbridge Houses History Museum***
- ***Queens Waterfront Greenway Expansion*** *(including connection under Queensboro Bridge)*

NEXT STEPS: 2



Clockwise: Innovation Coast, NYC Greenway Expansion Plan, Blue Highway in Lower Manhattan.
Source: NYC Economic Development Corporation (NYCEDC), 2024, https://edc.nyc.com

What's the Good News?

Many of the ideas in the Vision Plan are part of NYC's and NYS's current programs.

NYC EDC
- Innovation Coast
- Blue Highway
- Cross Timber Pilot
- NYC Ferry System

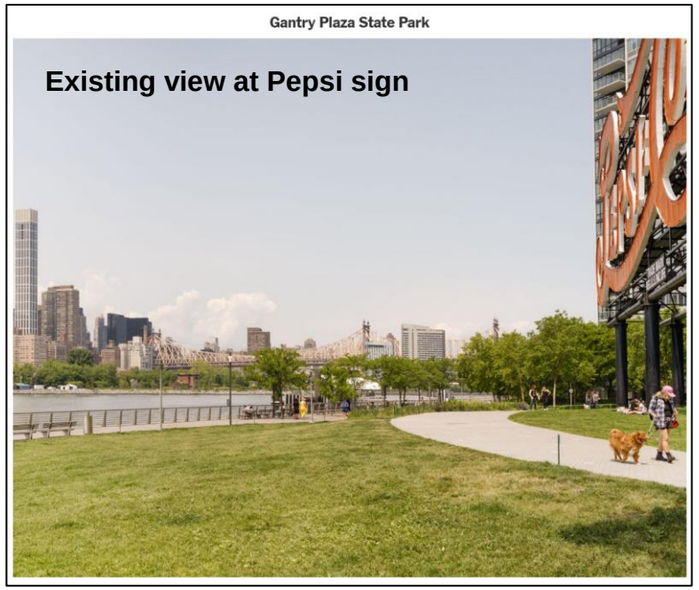
NYC DOT & EDC
- Queens Waterfront Greenway

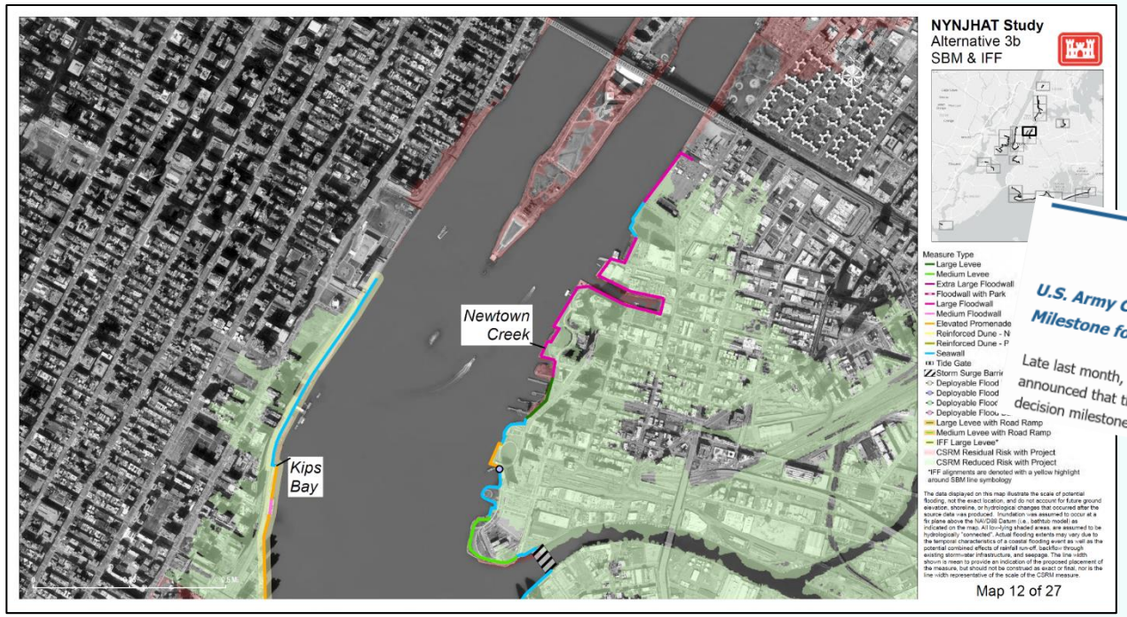
NYC MOCEJ
- Resiliency Hubs

NYC DEP
- Green Infrastructure
- Bureau of Coastal Resilience

NYS DEC
- USACE NYNJHAT Study Overhaul
- Bond Act Office (Federal funding for resilience)
- Climate Leadership and Community Protection Act

NEXT STEPS: 2





What's the Bad News?

If there are no other viable plans for resiliency, this is what may happen along NYC's waterfront.

NYS's Dept of Environmental Conservation has opened up an opportunity to advocate with the US Army Corps of Engineers for this **Vision Plan for Resiliency** as they revise their NYNJHATS study.

Federal

U.S. Army Corps of Engineers Delays Agency Decision Milestone for Harbor and Tributaries Study (HATS)

Late last month, the Army Corps of Engineers New York District Office announced that the next step in the process for HATS, which is the agency decision milestone, has been delayed to later this summer.

Advocates celebrate breakthrough in campaign to overhaul flawed Army Corps flooding plan for NY-NJ Harbor

New York State directs the U.S. Army Corps of Engineers to provide comprehensive flood protection to safeguard communities and the region, as requested by a coalition of over 50 organizations

Source: Yaro, Robert and Daniel Gutman. "The Plan to Save New York from the Next Sandy Will Ruin the Waterfront. It Doesn't Have To." The New York Times, June 15, 2023

NEXT STEPS: 3

The Opportunity: A Framework for Sustainability

Ideally, a comprehensive **framework for the sustainability** of Hunters Point North will be developed, supporting the needs of LIC's vibrant neighborhoods and bringing public and private sectors together to collaborate with the community on mutually beneficial plans.

Proposed Open Space Network from the East River to Jackson Avenue

Proposed Hunters Point North Park at 44th Avenue and 5th Street

THANK YOU

Please visit HuntersPoint-North.com
for more information

LIC COALITION
Hunters Point Community Coalition

May 2024