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New York City Council Approves the Long Island City Neighborhood Plan

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By Vivien R. Krieger



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On November 12, 2025, the New York City Council approved the city-led Long Island City Neighborhood Plan known as OneLIC. OneLIC is designed to create significantly more housing, including the introduction of Mandatory Inclusionary Housing to the neighborhood for the first time, along with new commercial and industrial spaces to enhance workforce opportunities, as well as critical infrastructure, including open space, community centers, and schools.

“Today’s vote passing the OneLIC Plan brings us closer to an integrated Long Island City,” said New

York City Councilmember Julie Won in a press release. “Over the last three decades, the city has allowed developers to dictate what is built in our neighborhood. These past two years, thousands of residents came together to envision our future. Through our advocacy, persistent community engagement, and disciplined negotiations, we secured a historic investment of nearly \$2 billion in LIC, to fund a connected waterfront, a restored park underneath the Queensboro Bridge, over 1,300 new school seats, sewage and plumbing infrastructure, NYCHA investments, and so much more — all that is long overdue. Finally, we will be one Long Island City, for current and future residents.”

OneLIC affects 54 blocks in the Hunters Point and Dutch Kills sections of Long Island City. The comprehensive plan includes rezonings, zoning text amendments, acquisition and disposition of City-owned properties, City map amendments, designation of an Urban Development Action Area, and approval of an Urban Development Action Area Project.

In addition to the City of Yes for Housing Opportunity initiative, OneLIC is one of five neighborhood plans advanced by the Adams administration aiming to address the housing crisis by making it possible to deliver more than 130,000 homes over the next 15 years to New York City.

OneLIC is projected to create 14,700 new homes, with 4,350 homes being permanently affordable pursuant to Mandatory Inclusionary Housing; 290,000 square feet of community facility uses; 3.5 million square feet of commercial and industrial space; and 14,400 jobs in Long Island City. The approval follows more than two years of public engagement with community boards, residents, business owners, elected officials, and other stakeholders.

Key Components

OneLIC allows for mixed-use development, increased density, and the protection of industrial and artistic spaces. The plan expands the existing Special Long Island City Mixed-Use District, removes Special Mixed Use District 9 (MX-9), and creates a new City Planning Commission Authorization for the LIC Core + Queens Plaza subarea, which offers a floor area bonus for projects that provide new publicly accessible open space and a floor area exemption for new schools. It also provides for the redevelopment of three city-owned sites near the Anable Basin.

Affordable Housing. OneLIC aims to increase the supply of permanently affordable housing and prevent the displacement of existing residents. Mandatory Inclusionary Housing will require 20 to 30 percent of new homes to be permanently affordable, and the plan establishes new tenant and homeowner support programs.

Commercial and Industrial. OneLIC provides for higher-density mixed-use districts that allow businesses to expand operations, allow community facilities alongside a wider range of commercial and industrial uses, and establishes support programs for local businesses, workforce development, and the creative community.

Waterfront Access. The Northern Hunters Point Waterfront Access Plan was modified to create a more connected, resilient, and accessible public waterfront stretching from Gantry Plaza State Park to Queensbridge Park. Improvements will include new public open space, active recreation areas, and additional points of access to the waterfront.

Transportation and Infrastructure. Public and private commitments, including funding from the City Council, have been secured to fund capital investments to address flooding and support new development, as well as improvements to public transit, pedestrian and bicycle infrastructure, and upgrades to utilities and public spaces.

“Long Island City is one of New York City’s most dynamic neighborhoods, with a central location and excellent access to public transit and amenities. But for too long, entire areas have been closed off to new housing and have limited jobs. That changes today,” said DCP Director and CPC Chair Dan Garodnick. “The approval of this plan opens the door for more New Yorkers of all income levels to live and work here — and to benefit from new open space and community investments.”

Please contact Akerman’s New York Land Use team to discuss OneLIC, or any other zoning or land use issues.