

Summary Findings

Webinar and Online Engagement

Density & Uses: Comprehensive Planning for an Inclusive LIC

Your LIC

The data summarized here comes from community outreach activities conducted by the Your LIC team. Because of the declared State of Emergency by Governor Cuomo due to COVID-19, this workshop was held online on Tuesday, June 30, 2020, via Zoom. It included a presentation by the facilitators and design team, real-time conversations with the community in break-out sessions and Q&A as well as a continued conversation online at YourLIC.nyc. Approximately 170 participants logged on during the two-hour workshop. A video of the workshop presentation, materials and all questions submitted online can be accessed at YourLIC.nyc.

Building on the last four workshops, Workshop 5 focused on Density & Uses: Comprehensive Planning for an Inclusive LIC by presenting information about the level of density proposed to achieve a mixed-use district anchored in economic opportunity for the 28-acre project site. The goal of the activities was to engage community participants to help inform the plans that the four developers (MAG Partners, Plaxall, Simon Baron, and TF Cornerstone) will finalize and propose for the area under consideration.

The workshop opened with a recognition of Black Lives Matter with remarks from Bishop Mitchell Taylor. Dr. Gail Mellow then talked about the impacts of COVID-19, and community's needs for recovery, including the creation of better and higher quality jobs, livable apartments, and support for entrepreneurship.

There were two presentations:

- Gregg Pasquarelli, founding principal of SHoP Architects presented on the role of density in cities. He talked about how density enables the creation of mass transit, public open space, infrastructure, and hospitals. Pasquarelli stated that density can create more opportunities for local residents and fosters inclusive communities when it establishes diverse neighborhood amenities alongside a wide range of jobs open to many different people. He talked about the need to decentralize office jobs in New York to create a more equitable and economically resilient city -- currently, Manhattan has 83% of all the City's office jobs. Pasquarelli also talked about ways to distribute density to balance the creation of public open space.
- Rebecca Karp, CEO and managing principal of Karp Strategies, gave an overview of the study her firm was commissioned to perform on mixed-use economic development districts, and how they can tackle inclusion through a critical mass of density and uses. She discussed strategies to foster inclusion and equity in mixed-use districts, specifically in creating jobs that are accessible to those who have been denied opportunities in the past. A key way to do this is to thoughtfully

partner with existing local organizations. Karp showed case studies from other districts around the world and the lessons learned from what they have achieved.

[Both presentations can be viewed here.](#)

Following the presentations, participants went into smaller breakout groups that focused on Height & Density, Urban Design & the 15-Minute Neighborhood, Tech & Innovation, Resiliency & Energy, and Mixed-Use Planning & Regional Impacts.

Through the smaller breakout groups and during a final Q&A, some participants voiced their concerns regarding the community engagement process, height, density, environmental impact, and the overall impact on Long Island City. [The Q&A that was submitted online can be viewed here.](#)

I. Height & Density – Synthesis of Participant Comments

“I have lived here for 20 years. How is this density going to affect the infrastructure of our community? We are already so dense with the amount of people going in and out of the city and the subway cannot support our density. What is this development going to do to help that?” - Workshop 5 Participant

“You guys have talked a lot about housing and public open space. What would it take for you to increase the amount of housing in this space? Can you build higher? What we need is more affordable housing.” - Workshop 5 Participant

- A. Any new development needs to be equitable and benefit the entire community, with a priority on jobs creations and affordable housing.**
 - a. Consider opportunities to prioritize the creation of more affordable housing as the development team moves forward with the planning process.
 - b. Expand programs to generate employment opportunities for the broader neighborhood to include additional nonprofits and local organizations.
 - c. Examine and develop standards and programs that will prevent this rezoning from leading to community displacement.
 - d. The scale of the district needs to be one that works for Long Island City and respects the scale and density of the broader community.

- B. Take into account the impact of COVID-19 in designing the district.**
 - a. Analyze the conditions created as a result of the COVID-19 pandemic, including the impact on class-A office space, to inform the decision-making process for designing the district.
 - b. Prioritize creating a district that is not overcrowded but can sustain a 15-minute neighborhood with lower congestion, creating a job center outside of the Manhattan core.

- c. Select participants expressed concern over height, rejecting the role of density in light of the COVID-19 pandemic and asking for the team to consider alternative uses for the land, such as parks.

II. Urban Design & the 15-Minute Neighborhood

“I’ve lived here since I was four years old, and 25 years ago I heard the same stuff from the Queens Clock Tower. How do we know you can pull this off and what are the assurances to the people who already live here that you will provide real benefits for the community?” -- Workshop 5 Participant

“My concern is that even if 50% of people working in these buildings already live in the community, you’ll still have new people joining the community. Our infrastructure is already overburdened. I struggle to believe that this vision will really address the issues of adding that many more people to this small area. How will this benefit people who already live here without overburdening the area?” - Workshop 5 Participant

- A. Create a true mixed-use district that ensures that infrastructure can handle increased capacity, including wastewater and transportation.**
 - a. Identify mechanisms to limit the district’s impact on sewers, reducing wastewater more broadly across the development.
 - b. Understand the full impact on the transportation system -- which will be detailed through the environment review process -- and work closely with the MTA and NYC Department of Transportation on issues that may arise.
 - c. Link together residents and job hubs, such as leveraging direct access to Midtown Manhattan, while creating a bikeable, walkable district that provides additional mobility options.

- B. Ensure that the design of the project fosters an inclusive, equitable district with real benefits for the Long Island City community.**
 - a. Leverage research collected on mixed-use districts across the world to ensure that mistakes are not repeated along the Long Island City waterfront.
 - b. Develop accountability measures to ensure that the community benefits positively from the development, including the provision of jobs and mitigation of the impact on transportation and other services.

III. Case Studies & Economic Development

“How can developers maximize the amount of housing for this project? As we’ve seen with COVID, overcrowding is a serious problem, and we need real solutions to address it.” - Workshop 5 Participant

“We need a workforce plan that supports all members of the community. LIC schools don’t have open space. How do we engage K-12, LaGCC, veterans, and artists?” - Workshop 5 Participant

- A. The vision for the waterfront should take into account the height of buildings, the ratio of density to public open space, the impact of COVID-19, and the broader impact on the Long Island City community.**
 - a. Study the full impact that incoming stores, parking, tower height, and more will have on the broader community, along with the overall ratio of density to public open space.
 - b. Public land should be used for public use, such as affordable housing or public open space.
 - c. Identify the role and impact of public subsidies for this project.

- B. Housing – especially affordable housing – needs to be a cornerstone of the project.**
 - a. Maximize housing, specifically affordable housing, throughout the project -- with the goal of helping to alleviate overcrowding.
 - b. Examine the ratio of housing to commercial space being provided, with the goal of providing more housing that is genuinely affordable for the community.

- C. Ensure that workforce development is equitable, protects manufacturers and artists, and supports the local community.**
 - a. Identify strategies to support small businesses -- not just big businesses.
 - b. Create a workforce development plan that provides opportunities from kindergarten through retirement, with enough flexibility to understand what jobs might look like in the future.
 - c. Provide a variety of spaces to support smaller businesses, media production, or manufacturers and artists.

IV. Resiliency & Energy

“I’m concerned that the plans don’t do enough to go beyond the 25-year storm surge, and it seems that open space would be more effective than new development at protecting the community from flooding.” - Workshop 5 Participant

“This project shouldn’t just be resilient -- it should help create a sustainable way of life for residents and visitors that promotes environmental efficiency.” - Workshop 5 Participant

- A. Identify mechanisms to ensure that new development is resilient and sustainable and does not put the Long Island City community at additional risk from flooding and climate change.**
 - a. Promote the maximum number of residential units possible to promote dense, environmentally friendly living.

- b. Detail that the development will not displace water into the neighborhood and demonstrate how it will help protect from rain events.
- c. Communicate plans to clean up the historically contaminated area to the public.

B. The district needs to be designed to make Long Island City more resilient to flooding and climate change.

- a. Balance open space and development to maximize the amount of protection delivered, leveraging storm surge barriers and absorbent green space.
- b. Participants were skeptical that development would not exacerbate the area’s current flood and resiliency vulnerabilities and suggested to reduce or eliminate development on the waterfront altogether.
- c. Identify mechanisms to protect Long Island City and the district from flooding events that go beyond the 25-year storm surge.
- d. Designs for the district need to take into account its position in a floodplain, going beyond best practices and standards learned following Hurricane Sandy, in order to protect this district and the broader Long Island City community from the threats of flooding and climate change.
- e. Go beyond traditional standards for resiliency and create infrastructure that can broadly reduce the community’s carbon footprint.

V. Mixed-Use Planning & Regional Impacts

“New York has a housing shortage, not just a jobs shortage.” - Workshop 5 Participant

“How is this development going to help the community recover from the world’s deadliest pandemic?” - Workshop 5 Participant

“We were promised two schools at Hunters Point and one was taken away.” - Workshop 5 Participant

A. Create new affordable housing.

- a. Ensure affordable housing will be accessible to those in the community and deploy strategies to avoid displacement.
- b. The development should have a mix of market-rate and affordable housing.
- c. Explore opportunities for homeownership.

B. Protect the community from storms.

- a. The area was flooded during Hurricane Sandy and needs resilient infrastructure.

C. Create community resources.

- a. Create space for support services, especially for seniors and childcare.
- b. The development should include new schools.

D. Evaluate the need for office space and jobs.

- a. Facilitate the creation of good jobs that will be accessible to the community.

E. Lasting impact of COVID-19.

- a. The COVID-19 pandemic is not over, and the team should continue to evaluate how best to support recovery.

Notes from Breakout Sessions

Height & Density

- Workshop Participant:
 - How will this project make the waterfront more resilient? Protect from flooding?
- Workshop Participant:
 - How are you thinking about the entire project being in the floodplain?
 - Response:
 - Components to that -- all of Manhattan is surrounded by water
 - After Sandy, City did a lot of work -- looking at building codes and mandating what all news buildings should have
 - There are requirements in place, and requirements that will phase in over time, which we can and will lean into
 - Go beyond that, buildings, roads and open space are going to be elevated
- Workshop Participant:
 - You guys have talked about housing/space. What would it take to increase the amount of housing in this space and build higher/more affordable housing?
 - Response:
 - Goal is to have a positive impact on Queens as a whole. We want to make a true mixed-use district.
 - As far as going taller, there are FAA height limits.
 - If you think more residential is important, that's something we can bring up and talk about as we move forward
- Workshop Participant:
 - Adding more residential to this project would be a great need for the city.
 - Response:
 - The LIC team surveyed a bunch of mixed-use districts to see what made them successful.
- Workshop Participant:
 - What you are doing for this project - great thing, and positive thing.
- Workshop Participant:

- Height only becomes an issue when communities that need it the most are adversely affected.
 - Response:
 - Not a one size fits all. Hudson yards - all the same scale. This is not Hudson Yards.
 - Important here is calibrating the scale, as different kinds of spaces could be used for different purposes.
- Workshop Participant:
 - What's the relationship with investors? Anything being done to address that?
 - Response:
 - Will take a look at ownership options.
- Workshop Participant:
 - Original member of Queens West community and unhappy when Avalon did a switch, turning a 23-story building into a 44-story building. There is a history in the neighborhood of plans being changed and a lack of oversight. Participant doesn't expect any community benefits at all.
 - Participant would like to see lower the density and a guarantee on the amount of density.
 - Response:
 - Density can get guaranteed through ULURP.
- Workshop Moderator:
 - The project, including the components that focus on equity and inclusive economic development, is a work in progress.
 - Won't be easy to codify - smart people need to figure it out.
- Workshop Participant:
 - Are there other organizations that are local that are involved?
 - Response:
 - Local organizations will be included in this project – the project will not be successful without that.
 - Urban Upbound is not the only part of it.
 - Small part of a larger contingency of organizations that have been consulted about this project.
- Workshop Participant:
 - How is this different from other developments in LIC?
 - Past rezonings have led to displacement
 - Response
 - Difference includes the significant focus on commercial and other non-residential uses.

Urban Design & 15-Minute Neighborhood

- Workshop Participant:

- Lived here for 20 years, how is this density going to affect the infrastructure of our community? We are already so dense with amount of people going in and out of the city and the subway cannot support our density. What is this development going to do to help that?
 - Response:
 - Still studying environmental impact; front of mind topic and will remain throughout entire process. This isn't a Manhattan-centric development, it will encourage walking and the jobs created here will lessen the amount of people commuting into Manhattan.
- Workshop Participant:
 - Not just about subway, but about sewage and other factors. Development has really shifted the problems that have occurred here in terms of water, sewage – there are issues here. We are a flood area and in Sunday, it was horrific, and we were underwater.
 - Response:
 - We understand from first-hand experience why these areas are essential too. We've thought about a lot of ways for us to limit our impact on the sewers and storm water.
- Workshop Participant:
 - Will be more meetings like this? This is the first I've heard of this.
 - Response:
 - We plan to continue our engagement throughout the process. You can find videos, notes and presentation materials from prior public workshops on our YourLIC.nyc website.
- Workshop Participant:
 - I appreciate the thought that this would be the way it works, but we can agree this isn't a guarantee, right? My concern is that even if 50% of people in these buildings work in the neighborhood, you're still having these people join the community. Our infrastructure is already overburdened. So even in ideal situation, I struggle to believe that this is something that will really address the issue that adding this many more people to this small area will cause issues. How is this a benefit to the people who already live here without overburdening the area?
 - Response:
 - We know that not everyone is going to work here if they live here but giving people more options will lessen the likelihood people will commute into Manhattan. And this is why we have the environmental review process and we will make sure we get this right.
 - We are talking to the MTA, DOT, etc. to address any issues this could bring up.
- Workshop Participant:
 - Lived here since I was 4 years, and 25 years ago I heard the same stuff from the Queens Clock Tower. How do we know you can pull this off and what are the assurances to the people who already live here in regard to transportation, jobs for the community? You

guys have done amazing research, but what are the reassurances you can give the present community?

- Response:
 - Part of it is the environmental review process, which we haven't formally started but it will analyze the details with transportation and sewage impact, and we understand these issues. It's a little early to say exactly what those accountability mechanisms are, but we are working to make sure accountability doesn't fall through.
 - What you said holds a lot of truth, we've researched past projects as well carefully to make sure we don't make those same mistakes.
- Workshop Participant:
 - Thanks for your work and thoughtfulness about the project. Regarding the pandemic and shifts in technology that changes how we live and work dramatically, what I see in Manhattan is that a lot of class-A property is going to be repurposed, and retail is gone. The way we lived yesterday won't be how we live tomorrow. How are those conditions informing decision making process and is this the right time to be building this? Why not be more ecological with the river right there?
 - Response:
 - Right now, Manhattan is shut down but will come back in some form but with changes. Main things/key goals of project is trying to create a job center outside of Manhattan. This fits really well with the COVID-related response about how we adapt our cities. We don't think the future is everyone working from home – people still like and want to be a part of cities, but now there are more apparent challenges. Exciting, possible future scenario is evolving beyond one center location, i.e. evolving outside of Manhattan. Trying not to create over-crowded development, but one that can sustain 15-minute neighborhood and lower congestion.
- Workshop Participant:
 - When you talk about 15-minute neighborhood, do you include time on transit? From LIC to GCT and East Side job hubs that are under 15 minutes away. This becomes an argument to think about making this more residential since this is under 15 minutes from other job hubs.
 - Response:
 - Our project proposes a lot of residential for that reason. Our project can link together residents and job hubs – 15 Minute neighborhood can include GCT and hope people could come into Midtown to work in LIC or live in district and work in Midtown. All about knitting everything together.
 - It's about transportation options and giving people more options. If you can create enough uses in 15-minute walkable or bikable areas, things

like subway become secondary due to more accessible options. Thinking about it as a hierarchy of options.

- Workshop Participant:
 - Thanks for doing this, first meeting like this I've joined. I was curious about how the new spaces might consider public connectivity/WiFi in spaces for coworking spaces that are publicly accessible.
 - Response:
 - Your question is a very architectural question – once we have these spaces, how do we use them, who is moving into them? Big question we are focused on – everyone is thinking about how we use space. We are thinking about indoor/outdoor space, but we don't have all the answers right now. Idea of having strong infrastructure includes having internet in public areas and are things we think would make a successful mixed-use/job center.
- Workshop Participant:
 - Agree that space should be used for more public land use. Going by images, not a lot of park or open space. A little bit, and mostly high rises and luxury high rises. Would love to see something more like a park, this side of Queens doesn't have great park spaces. There's a lot of better space for LIC that can be better used for high-rises. Are you inadvertently redlining places to keep people in shadows? Wouldn't it make more sense to keep developing around the Court Square area? Also, who are you guys, can we say no to any of these proposals?
 - Response:
 - We will continue to keep having these workshops, this is an opportunity to get more feedback.

Tech & Innovation

- Workshop Participant:
 - What do you think of these case studies of mixed-use districts? There is not enough of a response to COVID. Land should be open and left public, affordable and open space a priority. Why is there not much talk about small businesses, only big business? Growth will be diminished due to climate change.
- Workshop Participant:
 - How can developers maximize housing for the project? Need to maximize housing, specifically affordable housing.
 - Overcrowding is a major problem, especially during COVID.
- Workshop Participant:
 - City does not build *REAL* affordable housing.
 - Shouldn't rezone manufacturing zoning. Pushing artists/musicians all out from this
 - Commercial space is aiding to the homelessness
- Workshop Participant:
 - Why does the project dedicate a larger percentage to residential?

- 70% dedicated for commercial v 30% over housing?
- Workshop Participant:
 - This project is facilitated by developer and is not a community process. Rental does not contribute to a community as a whole. Overall concern with tower height. Parking and grocery store plans are not conducive for population that has come in. NYS police for parks, there is a disconnect in the community.
- Workshop Participant:
 - Job creation for local hiring? Apprenticeship is on the table?
 - Working with experts in the community on workforce development
 - Starts from kindergarten to retirement. How do jobs look and what it will like for 50yrs?
- Workshop Participant:
 - Like the idea of commercial space for smaller businesses and media production
 - Likes the idea of living/working in the neighborhood
 - The idea of walking to work and a part of the community vs commuting to Manhattan
- Workshop Participant:
 - Comparison to Domino, and value of Open Space
 - Ratio of density to open space - How does the value system work?
 - Comparison on public subsidy in the projects?
- Workshop Participant:
 - LIC schools do not have open space
 - How do we engage K-12, LGA CC, and how to support veterans and artists?

Resiliency & Energy

- Workshop Participant:
 - Feels that the opening presentation failed to address real issues; firmly believes that nothing should be built, and DOE and DOT sites should remain public.
 - A robust big park should be built in lieu of the current development proposal.
 - All examples of mixed-use districts and projects were faulty examples.
 - Connecting BLM, George Floyd and COVID to projects that advance the interests of private developers is unacceptable.
 - There should be a moratorium on ULURP and development until there could be better planning by the community that really takes the needs of the community into account; the process should not be led by developers.
- Workshop Participant:
 - Density and scale are good, and wants to ensure that the project has sufficient scale and density to meet the needs of NYC.
 - A larger share of the project should go to housing.
 - Want to make sure that overall scale of the project reflects what everyone needs, specifically more housing.
- Workshop Participant:
 - Feels that invocation of BLM and speaking of those who have been killed is a marketing ploy.

- Not opposed to density, but not in a flood zone; need only more open space on this site.
- Workshop Participant:
 - Want to form a working group to make sure that people of color are involved in the planning process.
- Workshop Participant:
 - Live in this neighborhood for 20 years; throughout history, it's only been huge public investment that's helped communities; no more density or development, more open space.
 - Tremendous amount of distrust in this project; have seen in the past that rezonings have resulted in displacement, not jobs or affordable housing.
 - Density per se is not a problem, but density in a flood plain where we expect worse storm surges is a problem; does not trust the proposed resiliency plans
- Workshop Participant:
 - Two-part question in terms of site planning + commercial portion:
 - Has development team considered maximum size for storefront length and SF for retail spaces; it is imperative to retain local small business while inviting other businesses; stay clear of big box retail stores?
 - How have the heights for these buildings been set?
- Feedback from another participants:
 - Noted concern for resiliency problems.
 - Opening presentation fails to address issue of density in a flood plain..
 - Buildings may be environmentally friendly, but we shouldn't build them at all
 - Belief that all of the land should be a park – “A big resilient park, not 20% open space on waterfront.”
 - DOT and DOE lots should remain public – public land for public use.
 - Examples in the presentation were weak because many involved huge public investments and it's not clear that this project will get the same.
 - Mixed-use is prone to becoming luxury, like what happened at Court Square.
 - Overall lack of trust in this process and in developers.
 - Using BLM, COVID to advance private interests is upsetting.
 - There should a moratorium on building and ULURP in Long Island City.
 - Developers shouldn't lead discussions on development.
- Open New York:
 - Interested in learning more about environmental impact of scale and density and to hear the proposed resiliency plan.
 - Thinks that more housing will be environmentally efficient because dense apartment living allows less car use.
 - Maximum number of apartments possible is the best use for this site considering the City's housing crisis.
- Representative self-identified as a member of LIC Coalition:
 - Not opposed to density, but only in certain cases.

- Concerned about the site's location on a low point in the flood plain and does not trust resiliency plans that promise to reduce inland flooding and protect the community from storm surge and sea level rise.
- In response to storm surge protection, important to note new data in the NYT today showing much more flooding expected than FEMA predicts.
- Need a sponge to protect against sea level rise; does not trust that a storm surge barrier will be as effective as a wetland.
- Low income communities most at risk when it comes to climate change.
- LIC has lowest open space percentages; need more for sustained quality of life.
- Net open space will probably be reduced by the proposal.
- Representative self-identified as a member of Justice for All:
 - Saw impact of Downtown Brooklyn rezoning, and does not believe that it created any jobs for locals.
 - Brooklyn looks like Manhattan now.
 - Inequality is growing.
 - Shelters are moving into the neighborhood.
 - Black people are suffering because of over-development, which adds to institutional racism.
 - It is doubtful that this proposal will benefit Queensbridge.
 - Does not know Queensbridge residents who support this plan.
- Workshop Participant:
 - Area has been historically contaminated; what will cleanup and remediation efforts be?

Mixed Use Planning & Regional Impacts

- Workshop Participant:
 - Housing should be the primary focus of this project.
 - NY has a housing shortage, not so much a jobs shortage.
 - More housing makes more sense with more people working from home.
- Workshop Participant:
 - More specificity requested regarding commitment to affordable housing.
 - Believes this area is a desert of greenspace.
 - Global warming and rising seas are still an issue.
 - More protections should be put in place for Hurricane Sandy situations.
- Workshop Participant:
 - More specificity requested regarding percentage of affordable housing.
 - COVID isn't going to be a temporary phase, it's a long-term issue.
 - Spaces need to be accessible.
- Workshop Participant:
 - More specificity requested regarding plans for support services such as for seniors who age in place and childcare.
- Workshop Participant:
 - Reinforced the need for more housing, considering the citywide housing shortage.

- Housing needs to be affordable, but it also needs to be market-rate because that's how the city stays vibrant.
- Need to focus on economic sustainability and livability for the sake of the region.
- Workshop Participant:
 - Has lived in the neighborhood for over 20 years.
 - Does not trust the program mix because Hunters Point South was supposed to generate commercial and it didn't.
 - Seems like a huge influx of people living in hunters point south.
 - Sees a lot of unused open space in the area.
 - Is skeptical about the amount of commercial space and worries about influx of vacant commercial space.
 - Most affordable housing in Hunters Point isn't affordable.
 - Requested that MIH guidelines be posted on the website.
- Workshop Participant:
 - Given history of the developer, there was a 25% reduction of Latinx around Domino.
 - Is concerned that there was massive displacement around Mission Bay.
 - Concerned about how this development is going to help the community recover from the world's deadliest pandemic.
 - Concerned about affordability, as people making retail wages can't live in places such as Hudson Yards.
 - Concerned that this will not be a project that could include a wide enough range of skills and backgrounds.
- Workshop Participant:
 - This project isn't answering the fears of people being priced out and of creatives/makers being priced out.
- Workshop Participant:
 - This project should create pipelines for home ownership.
 - Look at London and Amsterdam, where people have houseboats.
- Workshop Participant:
 - Concerned that community was promised two schools at Hunters Point and one was taken away.
 - Requests a commitment from the city.
- Workshop Participant:
 - Not everyone who is going to be working on-site is going to be living on-site, so in terms of transportation, would the developers at least build the shell of a station for a future subway?

Breakout Group Readouts and Q&A

- One:
 - This is more development than this area should have.
 - The Domino Factory project had more open space than this proposal.

- When an area is rezoned, manufacturing is lost; how can you assure that there will be affordable spaces for manufacturing and spaces that support artists.
- The Plaxall family has been a supporter of the arts.
- Two:
 - How much affordable housing will there be, and will it be at a level that is truly accessible?
 - Small businesses and artists should be included in the commercial space.
- Three:
 - Some in my group expressed concerns about the storm surge planning for this project and want to make sure that the open space will be sufficient to deal with surge now and in the future.
 - There was a discussion about the level of density, with some pressing for more density in order to minimize the carbon footprint of each person, and others pushing to maximize open space.
- Four:
 - There were concerns about sunny-day flooding in my group.
 - The percentage of open space in this area will not increase, because the new open space created will be offset by the new residents who will be moving in.
- Five:
 - My group talked about housing, both market rate and affordable.
 - We also talked about the need for schools in the Hunters Point area, which was supposed to receive two new schools, but only received one.
 - We talked about the potential to build a dock for live-a-board boats.
 - Our group discussed the need for open space, especially in the wake of COVID.
- Six:
 - There need to be organizations that ensure that people of color are actually engaged in this process.
 - Thanked Bishop Taylor, and Ebony Young for being responsive and promising to engage people of color.
- Seven:
 - Stated that she is a neighborhood resident and has friends who live in NYCHA.
 - There needs to be a large investment in the neighborhood in order to create social equity.
 - Accused the developers of using Black Lives Matter and the COVID-19 pandemic to advance their interests.
 - Accused the developers of spinning a narrative that falsely says more office buildings will help NYCHA residents.
 - Increased density is bad.
- Eight:
 - There was a tremendous amount of distrust for the developers in my group; many have seen that past developments only result in displacement and affordable housing that is not truly affordable.

- Density itself is ok, but not in a flood zone like this; when flooding occurs, this development will only worsen the impact on the area behind these new luxury towers.
- What percentage of the residential units will be affordable, and what levels of affordability do you consider to be affordable?
- Nine:
 - Have you considered setting a maximum size for storefronts and retail spaces?
 - We need to keep local small businesses in the area, not invite new ones to come in.
 - You should set a 25 ft. cap for storefronts, and create a similar cap for retail spaces.
 - What is the driver behind the height limits? Lots of people would like to see more public space, but we also need more housing: you could do both if we build taller, you should be flexible on this.
- Ten:
 - You keep saying MIH is what's going to help with the housing crisis, but we know that homelessness is on the rise and that there's a high demand for deeply affordable housing. There will be many evictions due to COVID-19 economic impacts. Will the developer commit to having all housing at deep affordability levels?
- Eleven:
 - Why would the community hand over public land to developers so that it can be turned into luxury housing?
 - This proposal is insane and tone-deaf to the post COVID world and to poverty.
 - The public land should be used for nonprofit uses.
 - What's the rationale for handing over land and massive air rights to developers if it won't result in a community benefit, and will only increase displacement and homelessness?
- Twelve:
 - I'm happy to see that there's residential and commercial uses, as there's a need for both.
 - Said "I'm a libertarian," and argued that the public holding of land is inefficient and should be used to maximize value to the city.
 - He said any deals made for the development of public land should not serve special interests and promote cronyism.
- Thirteen:
 - I think there's a lot of other land that needs to be developed in LIC, such as the Hunters Point area.
 - High rises would fit better towards in the Court Square area of LIC; can the project be moved there?
 - This project overall has many high rises and little open space.
- Fourteen:
 - Has your team engaged with the SCA yet?
 - Another project, 80 Flatbush, delivered many school seats.
- Fifteen:
 - This is a great project.

- The denser the project and the more housing the better.
- Sixteen:
 - We need more housing; I'm surprised people are fighting against housing.
 - Asked if the proposed amount of affordable housing is a set number, or if it can increase.
- Seventeen:
 - Has there been any thought about pausing the project due to COVID? People are working for home, there may be no need for a 24-hour neighborhood with commercial uses.
 - Shouldn't local businesses be given an opportunity to bounce back before new businesses are invited in?
- Eighteen:
 - Everyone agrees that public land should be for public benefit, but in this process the community has only been given the opportunity to weigh in on top down plans for the public land. Shouldn't there be an opportunity for the community to reevaluate the proposed development so that it reflects the community's wishes?
- Nineteen:
 - There should not be any large-scale building until the area's sewage system can be rebuilt.
 - Said that he heard that the developer's plans to remove acreage from the sewage system would be insufficient, the private sector should not be tasked with doing what is the public sector's job.
 - There needs to be shared sacrifice, but the development team needs to sacrifice more by giving public land back to the community; what forms the bottom line for this development?
- Twenty:
 - What's the specific criteria that the developers are using to decide the residential/commercial split; there's a great demand for housing.
- Twenty-One:
 - There's too much commercial in this current plan; I would like to see more residential and more affordability.